Agenda
Gallatin Municipal-Regional Planning Commission

Monday, September 28, 2015 | **Planning Commission - 5:00 p.m.**
DR. J. DEOTHA MALONE COUNCIL CHAMBERS | **CITY HALL**

Items listed on the Consent Agenda are considered routine or non-controversial, do not require a public hearing and will be approved by one motion and will not be discussed. Any member of the Planning Commission or the applicant for that item that wishes to discuss an item listed on the Consent Agenda may request an item be removed from the Consent Agenda during the Public Comments on Consent Agenda items and placed on the Regular Agenda for discussion. The item will then be considered as determined by the Commission.

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approval of Prior Minutes: August 24, 2015 - Regular Planning Commission Meeting**
- **Public comments on Consent Agenda items**

CONSENT AGENDA

1. GMRPC Resolution No. 2015-120 **7-171-15**
SURETY RENEWAL & EXTENSIONS
CITY OF GALLATIN

APPROVAL OF SURETY RENEWALS AND EXTENSIONS FOR SEPTEMBER 2015

2. GMRPC Resolution No. 2015-121 **8-1069-15**
AIRPORT SELF STORAGE; SITE PLAN
ROGERS ENGINEERING GROUP

OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN FOR AIRPORT SELF STORAGE, PHASE 5 TO CONSTRUCT A 68 UNIT LIMITED WAREHOUSING FACILITY ON A 4.40 (+/-) ACRE LOT, LOCATED AT 718 AIRPORT ROAD (PC FILE #8-1069-15).

3. GMRPC Resolution No. 2015-108 **8-1070-15**
FOUR WAY MUFFLER ADDITION; SITE PLAN
ROGERS ENGINEERING GROUP

OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN FOR FOUR WAY MUFFLER TO CONSTRUCT A 2,587 SQUARE FOOT BUILDING ADDITION ON THREE (3) LOTS TOTALING 0.863 (+/-) ACRES, ZONED COMMERCIAL SERVICES (CS), LOCATED AT 1368 EAST BROADWAY STREET.

4. GMRPC Resolution No. 2015-116 **8-1071-15**
FOXLAND PHASE 7, SEC. 2 & 3; AMENDED PMDP/ REVISED FMDP
DEWEY/ESTES ENGINEERING

OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE FOXLAND PRELIMINARY MASTER DEVELOPMENT PLAN AND APPROVAL OF A REVISED FINAL MASTER DEVELOPMENT PLAN FOR FOXLAND, PHASE 7, SECTIONS 2 AND 3, CONTAINING 33 LOTS AND SEVEN (7) OPEN SPACE TRACTS, ON 12.66 (+/-) ACRES, LOCATED ON VININGS BOULEVARD.

5. GMRPC Resolution No. 2015-114 **8-1072-15**
PEYTONA DOWNS (A.K.A. GREENLEA COMMONS); FMDP
LOSE & ASSOCIATES

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR PEYTONA DOWNS CONTAINING 304 MULTI-FAMILY UNITS ON 21.01 (+/-) ACRES. THE PROPERTY IS LOCATED WEST OF GREENLEA BOULEVARD, EAST OF ST. BLAISE ROAD AND NORTH OF NASHVILLE PIKE.

6. GMRPC Resolution No. 2015-115 **4-1079-15**
BURGER KING #154; PUD AMENDMENT
LENDLEASE

OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDMENT TO THE KMART PLANNED UNIT DEVELOPMENT (PUD) PLAN, TO REVISE THE SITE PLAN FOR BURGER KING RESTAURANT ON A 0.29 ± ACRE LOT LOCATED AT 841 NASHVILLE PIKE.

7. GMRPC Resolution No. 2015-117 **1-1091-15C**
OAK HILL, PH. 2A; FINAL PLAT
OAK HILL DEVELOPMENT PARTNERSHIP

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR OAK HILL, PHASE 2A, A MAJOR SUBDIVISION, TO CREATE 10 SINGLE FAMILY LOTS, TWO (2) PUBLIC RIGHTS-OF-WAY, AND ONE (1) OPEN SPACE TRACT ON 5.52 (+/-) ACRES, LOCATED SOUTH OF EAST BROADWAY (US HWY 31E) AND WEST OF ROUNDTREE DRIVE.

8. GMRPC Resolution No. 2015-118 **1-1093-15C**
OAK HILL, PH. 2B; FINAL PLAT
OAK HILL DEVELOPMENT PARTNERSHIP

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR OAK HILL, PHASE 2B, A MAJOR SUBDIVISION, TO CREATE 12 SINGLE FAMILY LOTS, ONE (1) PUBLIC RIGHT-OF-WAY, AND ONE (1) OPEN SPACE TRACT ON 5.50 (+/-) ACRES, LOCATED SOUTH OF EAST BROADWAY (US HWY 31E) AND WEST OF ROUNDTREE DRIVE.

9. GMRPC Resolution No. 2015-123 **5-1073-15**
ESTATES OF FAIRWAY HEIGHTS, PH. 2; STREET ACCEPT./R.O.W. ACQUISITION
FRED YATES

OWNER AND APPLICANT REQUEST THE CITY OF GALLATIN TO ACCEPT THE PUBLIC IMPROVEMENTS LOCATED IN AND ADJACENT TO THE ESTATES OF FAIRWAY HEIGHTS, PHASE TWO. THE SUBDIVISION CONTAINS EIGHT (8) LOTS AND ADDITIONAL RIGHT-OF-WAY DEDICATION, ON 3.788 (+/-) ACRES, LOCATED ON RED RIVER ROAD AND SUMMERLIN DRIVE.

10. GMRPC Resolution No. 2015-112 **1-941-15B**
REVERE APARTMENTS; PRELIMINARY PLAT
RAGAN SMITH ASSOCIATES

OWNER AND APPLICANT REQUESTS APPROVAL OF A PRELIMINARY PLAT FOR THEREVERE APARTMENTS, TO CREATE THREE (3) LOTS AND TWO PUBLIC RIGHTS-OF-WAY, ON 31.34 (+/-) ACRES, LOCATED EAST OF BIG STATION CAMP BOULEVARD AND NORTH OF VIETNAM VETERANS PARKWAY (HIGHWAY 386).

REGULAR AGENDA

11. GMRPC Resolution No. 2015-102 **1-95-04C/1-36-04C**
BRANHAM CORNER, SEC. 2; SUBDIVISION SURETY DISCUSSION
CITY OF GALLATIN ENGINEERING DIVISION

DISCUSS STATUS OF STREET IMPROVEMENTS AND SUBDIVISION SURETY.

12. GMRPC Resolution No. 2015-119 **3-1067-15**
SUMNER GARDENS; AMENDED PMDP
ROGERS ENGINEERING GROUP

PUBLIC COMMENT
OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN FOR SUMNER GARDENS TO CONSTRUCT 148 MULTI-FAMILY DWELLING UNITS, IN TWO (2) PHASES, ON A 12.312 (+/-) ACRE PARCEL, ZONED RESIDENTIAL-06 (R6), LOCATED NORTH OF COLES FERRY ROAD AND EAST OF SOUTH WESTLAND AVENUE.

13. GMRPC Resolution No. 2015-100 **8-799-15**
REVERE APARTMENTS; FMDP
RAGAN SMITH ASSOCIATES

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR REVERE APARTMENTS (FORMERLY KNOWN AS BELDEN RESERVE AT HIDDEN CREEK) TO CONSTRUCT 444 MULTI-FAMILY UNITS ON A 31.34 (+/-) ACRE PARCEL, ZONED MIXED USE (MU), LOCATED SOUTHEAST OF THE CORNER OF BISON TRAIL AND BIG STATION CAMP CREEK BOULEVARD.

14. GMRPC Resolution No. 2015-103 **7-882-15**
GREENSBORO NORTH-DERBY DRIVE EXTENSION; DISCUSSION
CITY OF GALLATIN

PUBLIC COMMENT
APPLICANT REQUESTS APPROVAL TO AMEND THE GALLATIN ON THE MOVE 2020 – CITY OF GALLATIN GENERAL DEVELOPMENT AND TRANSPORTATION PLAN UPDATE 2008- 2020, CHAPTER 4, MULTI-MODAL TRANSPORTATION PLAN, TO REVISE EXHIBIT 4-8, PROPOSED ROADWAY PROJECTS, EXHIBIT 4-9, MAJOR THOROUGHFARE PLAN, AND EXHIBIT 4-12, PROPOSED BIKE/PEDESTRIAN PROJECTS BY REMOVING THE PROPOSED EXTENSION OF DERBY DRIVE, LOCATED IN GREENSBORO VILLAGE P.U.D., FROM EAST OF ST. BLAISE ROAD THRU GREENLEA BOULEVARD TO THE WEST OF VOLUNTEER STATE COMMUNITY COLLEGE, AND ADD A NEW COLLECTOR ROAD SEGMENT CONSISTING OF ENTERPRISE DRIVE EXTENDING FROM THE EAST TERMINUS WEST TO GREENLEA BOULEVARD AND SOUTHWEST TO THE INTERSECTION OF ST. BLAISE ROAD AND LITTLE DRIVE AND SOUTHWARD ALONG ST. BLAISE ROAD TO THE INTERSECTION OF DERBY DRIVE.

15. GMRPC Resolution No. 2015-124 **1-76-05C/1-19-05C**
FAIRWAY FARMS, PH. 1, SEC 1A & PH. 3, SEC. 1B
SUBDIVISION SURETY DISCUSSION
CITY OF GALLATIN ENGINEERING DIVISION

DISCUSS STATUS OF STREET IMPROVEMENTS AND SUBDIVISION SURETY.

16. GMRPC Resolution No. 2015-125 **1-77-06C/1-10-06C**
FAIRWAY FARMS, PH. 1, SEC 1B & PH. 1, SEC. 2-4
SUBDIVISION SURETY DISCUSSION
CITY OF GALLATIN ENGINEERING DIVISION

DISCUSS STATUS OF STREET IMPROVEMENTS AND SUBDIVISION SURETY

17. OTHER BUSINESS

GALLATIN ZONING ORDINANCE CHANGE DISCUSSION

18. MOVE TO ADJOURN

ORIGINAL

MINUTES OF THE GALLATIN MUNICIPAL/REGIONAL PLANNING COMMISSION MEETING

August 24, 2015

MEMBERS PRESENT	STAFF PRESENT
Dick Dempsey, Chair	William McCord, Director of Planning
James Robert Ramsey, Vice Chair	Katherine Schoch, Assistant Director of Planning
Johnny Wilson, Secretary	Kevin Chastine, Planner II
Mayor Paige Brown	Robert Kalisz, Planner II
Councilperson, Julie Brackenbury	Denise Brown, Planner I
Dr. Rick Orgain	Brad Simpson, Engineering Project Manager
John Puryear	Aaron Hickson, Engineering Project Manager
	Marianne Mudrak, Board Secretary

MEMBERS ABSENT	OTHERS
None	Applicants

The Gallatin Municipal-Regional Planning Commission met in a regular meeting on Monday, August 24, 2015, at 5:00 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Chairman Dick Dempsey called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A. Mr. McCord led the invocation and Chair Dempsey led the pledge of allegiance. Ms. Mudrak called the roll.

Approve Prior Minutes

Mr. Wilson motioned to approve minutes from the July 13, 2015 Special Called Planning Commission Meeting, July 13, 2015 Planning Commission Work Session meeting, and July 27, 2015 Planning Commission Meeting as presented. Councilperson Brackenbury seconded the motion and the motion passed by unanimous vote.

Consent Agenda

Chair Dempsey called for public comment on consent agenda items. Ms. Katherine Schoch, Assistant Director of Planning, requested to remove Item 1 from the consent agenda. Chair Dempsey said Item 2 and Item 3 were deferred; therefore, they are removed from the consent agenda. Chair Dempsey motioned to approve the consent agenda. Councilperson Brackenbury seconded the motion and the motion passed by unanimous vote.

Chair Dempsey moved Item 1 to the end of the regular agenda.

Item 2: GMRPC Resolution No. 2015-97 – (8-782-15) – Estates of Fairway Heights, PH 1; FMDP – Fred and Ruth Yates

This item was deferred.

Item 3: GMRPC Resolution No. 2015-112 – (1-941-15B) – Revere Apartments, Preliminary Plat – Ragan Smith Associates

This item was deferred.

Item 4: GMRPC Resolution No. 2015-110 –(8-946-15) – Kroger Marketplace, U-569 – Clicklist Canopy; Amended PMDP/Revised FMDP – Perry Engineering, LLC - The owner and applicant request approval of a minor amendment to the approved Preliminary Master Development Plan for the Savannah Marketplace, Phase 1 and revision to the approved Kroger Marketplace Final Master Development Plan to install a metal canopy over four (4) new parking spaces for "clicklist" customers on property containing 18.22 (+/-) acres, located at 2011 Nashville Pike.

This item was approved by consent agenda with the following conditions:

1. Submit architectural elevations for the Clicklist canopy and existing building façade change to the Savannah Marketplace ARC for review and approval prior to issuance of a building permit for the Clicklist canopy. Submit approval documentation from the Savannah Marketplace ARC prior to the issuance of a building permit.
2. Submit site surety in the amount of $26,243.83, in the form of cash, certified check, or automatically renewing Irrevocable Letter of Credit, to the Planning Department prior to issuance of a building permit for the Clicklist canopy.

Item 5: GMRPC Resolution 2015-105 – (1-951-15C) – St. Blaise Retreat, Section 2; Final Plat – Parkside Builders, LLC – Owner and applicant request approval of a final plat for Saint Blaise Retreat, Section 2 – a major subdivision, to create 24 One-family detached dwelling lots, two (2) open space tracts, and extend two (2) rights-of-way, on 12.46 (+/-) acres located on Montrose Drive and Brighton Lane off of St. Blaise Court. One-family Detached Dwellings is a permitted use in the Residential-15 Planned Residential District (R15-PRD) zone district.

This item was approved by consent agenda with the following conditions:

1. The size of the plat shall be reduced to 18x24 as required by the City of Gallatin.
2. Modify General Note #9 to state: All areas designated as open space tracts and bufferyards, shall be owned and maintained by the Homeowner's Association.
3. Provide an easement for the temporary cul de sac and utilities on the remainder of Parcel 47.
4. Provide a ten (10) foot wide P.U.D.E. on Lot 68, adjacent to the stream buffer, or include the Stream Buffer as part of the P.U.D.E.
5. Revise "Phase 2" back to "Section 2" in all areas of the plat that it's referenced.
6. Revise plans to show all right-of-way corners with concrete monuments.

7. Submit a subdivision surety, as approved by the Engineering Division, to the Planning Department prior to recording of the Final Plat.
8. Submit three (3), 18x24, corrected and folded copies of the Final Plat to the Planning Department for review and approval.

Item 6: GMRPC Resolution No. 2015-111 – (3-952-15) – Savannah Marketplace, Phase 2, Lots 5-7; Amended PMDP – Civil Site Design Group – The owner and applicant request approval of a minor amendment to the approved Preliminary Master Development Plan for the Savannah Marketplace to change the approved use on Lot 6 from Automotive Servicing to General Retail Sales and Services; Financial, Consulting, and Administrative Services; Food Service Drive-In; and Medical Services and to change the approved uses on Lot 7 from General Retail Sales and Services; Financial, Consulting, and Administrative Services; Food Service Drive in; and Medical Services to Automotive Servicing and add an internal car wash to the conceptual building design for Lot 7 for the Savannah Marketplace, Phase 3, proposed Lots 5-7, containing 3.81 (+/-) acres, located at the corner of Nashville Pike and Gorden Crossing.

This item was approved by consent agenda with the following conditions:

1. Correct the Preliminary Master Development Plan to show a 30-foot wide Minimum Building Setback Lines (M.B.S.L.) and a 20-foot wide side yard along the existing Kroger access drive, 30-foot wide Minimum Building Setback Lines (M.B.S.L.) along the back of proposed Lots 5-7 and 20-foot wide rear yards. Change the 10-foot wide Minimum Building Setback Lines (M.B.S.L.) along the sides of proposed Lots 5-7 to 10-foot wide side yards.
2. Indicate cross access easements on the Preliminary Master Development Plan Amendment.
3. Provide details of the typical cross-section for the proposed joint access drive. The joint access drive shall be included within an easement and approved by the adjacent property owner(s).
4. A developer agreement/contract shall be signed with the City of Gallatin pertaining to pro rata contributions for the installation of the traffic signal at Gorden Crossing and Nashville Pike.
5. Provide sidewalk easements as necessary to construct the six (6) foot sidewalks as required by the Gallatin Zoning Ordinance, Section 13.09.030, *Sidewalks*. Private sidewalks shall be shown connecting buildings to the public sidewalk.
6. Add the following note to the Amended Preliminary Master Development Plan: "Maintenance of street trees along Gorden Crossing adjacent to the site shall be the responsibility of Savannah Marketplace, Phase 2 owners".
7. Submit five (5) corrected, folded copies of the Preliminary Master Development Plan Amendment to the Planning Department prior to Planning Commission's consideration of any Final Master Development Plans for proposed Lots 5-7.

Item 7: GMRPC Resolution No. 2015-107 – (2-955-15) – Paul and Carolyn Carter – 1009 Pittman Drive; Stone Creek, Phase 4, Minor Subdivision Plat – Bridges Land Surveying – The owner and applicant request approval of a minor subdivision final plat to subdivide one (1) lot into three (3) lots, zoned Residential-15 (R15) and Residential-15-Planned Residential Development (R15-PRD), and one (1) lot zoned Residential-40 (R40), on 2.569 (+/-) acres, located on Pittman Drive.

This item was approved by consent agenda with the following conditions:

1. Re-title the plat as, "Stone Creek Phase 4 Resubdivision of the . . ."
2. Remove the residence figure from Lot 1.
3. Extend the 20 foot wide Public Utility and Drainage Easement along the front of Open Space 'F' adjacent to Pittman Drive.
4. Indicate and label the zoning line for Lot 2 and 3.
5. Combine Notes 3 and 4 to read as follows:
   "Being the property of Paul Carter and Carolyn J. Carter, as of record in book 316, page 144, Register's Office Sumner County, Tennessee and an open space tract owned by the Stone Creek Home Owners Association and a portion of the property of Stone Creek Homeowners Association, Stone Creek, Section III, Open Space "F", Plat Book 22, Page 244, Register's Office Sumner County, Tennessee, and an ingress/egress easement property owned by the Stone Creek Home Owners Association."
6. Add a space between the words 'flood' and 'inundation' in Note 5.
7. Remove 'Sumner County Subdivision Regulations' from Note 8.
8. Add *'with an open space tract.'* after the word subdivision in Note 1.
9. Add *'and the ingress/egress easement shown'* after Open Space "F" in Note 11.
10. Rewrite Note 12 as follows: *"Stone Creek Homeowners Association retains ownership of Open Space "F" of this plat."*
11. Submit three (3) corrected folded copies of the Final Plat to the Planning Department.

<u>Item 8: GMRPC Resolution No. 2015-113 – (1-954-15C) – Foxland Phase 7, Section 3; Final Plat – Dewey/Estes Engineering – The owner and applicant request approval of a final plat for Foxland, Phase 7, Section 3, a major subdivision, to create 16 One-family Detached Dwelling lots, five (5) open space tracts and extend a public right-of-way on 7.26 (+/-) acres, located on Vinings Boulevard east of Douglas Bend Road.</u>

This item was approved by consent agenda with the following conditions:

1. The owner and applicant shall coordinate all development with the White House Utility District.
2. Include Lot 1272 of Foxland, Phase 7, Section 2 on this plat, to replat the lot.
3. Revise the Titles, and Note 1 and 5 by including the replat of Lot 1272 of Foxland Ph. 7, Sec. 2.
4. Label stormwater pipe and inlet behind Lots 1272-1277 and show in legend.
5. Remove M.B.S.L. labels from Lots 1273-1277.
6. Revise surrounding property, Foxland, Section 10, to Foxland, Phase 10.
7. Provide copy of Offers of Irrevocable Dedication.
8. Combine and Revise plan Note 11 and 18 to indicate the HOA shall own and maintain all open space tracts and private property owners shall maintain the bufferyard located on their individual properties. Revise the Restrictive Covenants, outlining this requirement.
9. Revise Note 11 to state the following: The plat, replats Lot 1272 of the Final Plat for Foxland, Phase 7, Section 2 recorded in Plat Book 28, Pages 340-341.
10. Correct the street location shown below the title on Sheet 2.
11. Show the dimensions from the property lines to the 20-foot PUDE behind Lots 1277-1272, due to the irregular distances.

12. Show Wadebrook Drive improvements (i.e. EOP, curb, sidewalks, etc.).
13. Submit a subdivision surety, as approved by the Engineering Division, to the Planning Department prior to recording of the Final Plat.
14. Submit three (3) corrected and folded copies of the Final Plat to the Planning Department for review and approval.

Regular Agenda

Item 9: GMRPC Resolution No. 2015-106 – (1-958-15B) – Jennings Park Subdivision; Preliminary Plat – Rogers Engineering Group – The owner and applicant request approval of a preliminary plat for Jennings Park Subdivision, a major subdivision, to create six (6) One-Family Detached Dwelling lots and dedicate a right-of-way on 4.16 (+/-) acres, located at 703 Hartsville Pike, east of North Drive and west of Perry Street.

Mr. Robert Kalisz, Planner II, showed the location map of the proposed subdivision. The architectural requirement for this development shall follow the residential infill development design standards set forth in the Gallatin Zoning Ordinance. The applicant submitted architectural renderings and photos of existing homes in the neighborhood to show they match the existing neighborhood. Staff is believes that the applicant has satisfied the requirement.

Mr. Kalisz said the 18-foot wide proposed roadway meets the Engineering Division requirements; however, the fire department requests a minimum of 20-foot pavement width for the proposed street and a minimum 48 foot radius cul de sac measured curb to curb per the International Fire Code. The preliminary plat does not indicate a stormwater system and the applicant shall submit drainage calculations prior to submitting application for the final plat.

Staff recommends the Planning Commission approve Resolution No. 2015-106 with the conditions listed in the staff report.

Chair Dempsey asked Mr. Brad Simpson, Engineering Project Manager, if there were any engineering concerns with the project. Mr. Simpson said there were no engineering concerns with the project.

Mr. Brock Rust, developer, said he has a contract to purchase the property. Vice Chair Ramsey asked if the intent is to keep the existing tree line. Mr. Rust said the intent is to keep the existing tree row between the adjoining properties.

Vice Chair Ramsey asked if the applicant would extend the sidewalk across lot three (3). Mr. Rust said he would extend the sidewalk across lot three (3) and touch the existing lot.

Mr. Puryear motioned to suspend the rules to allow neighborhood residents to speak. Dr. Orgain seconded the motion and the motion passed by unanimous vote.

Mr. John Kelly said the new road would run along his property line. He said the trees are along the property line and he owns half the line of trees. He asked if the proposed road, which ends in the cul de sac, would eventually become a city street. Chair Dempsey said it would.

Mr. Kelly said it would be easier to get out of his driveway if he could access Jennings Park. He is concerned about turning into his driveway because the proposed road is so close to his driveway. He is also concerned about lighting and utility poles. He added that this project would be a stabilizing factor for the neighborhood and appreciates the project.

No one else came forward to speak; therefore, Chair Dempsey closed public comment.

Chair Dempsey asked about lighting in the proposed neighborhood.

Mr. Kelly said there is a dedicated forty-foot right-of-way. The plan is to come off an existing above ground electrical pole at the back of Mr. Kelley's property, and install underground electric to serve each individual lot. If the electric company requires another pole, that would be installed.

Dr. Orgain asked about decorative lighting poles. Mr. Kelly said he is not opposed to decorative poles and would coordinate with the electric company.

Mr. Simpson said Mr. Kelly could submit an application for a driveway connection to the proposed road.

Vice Chair Ramsey asked if Mr. Rust is going to be the home builder. Mr. Rust said he would not be the home builder; however, deed restrictions will exist and the intent is that the homes are to be 60 percent brick or stone.

Ms. Schoch asked if there would be restrictive covenants. Mr. Rust said there would not be restrictive covenants.

Vice Chair Ramsey motioned to approve Resolution 2015-106 with the following conditions:

1. Correct the zoning on the parcels located north of Hartsville Pike from R15 to R10.
2. Correct the Rear P.U.D.E.'s on Lot 3 thru Lot 6 to "10' Rear P.U.D.E."
3. Show and label Gallatin Department of Electricity power lines located on the property.
4. Provide proposed street name to Sumner County E-911 Department for review and approval and add approved proposed street name from Sumner County E-911 Department to preliminary plat.
5. Provide 20-foot pavement width for street and a minimum 48 foot radius cul-de-sac (measured inside curb to curb) per International Fire Code (IFC) Section 503.
6. Show proposed storm water drainage information for the proposed street.
7. Submit construction plans and drainage calculations to Engineering Division for review and approval prior to submitting final plat.
8. Provide detailed plans and specifications for water and sanitary sewer to the Gallatin Public Utilities Department for review and approval prior to submittal of final plats.
9. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department for review and approval.

Mr. Wilson seconded the motion and the motion passed by unanimous vote.

Item 1: GMRPC Resolution No. 2015-109 (7-171-15) – Surety Renewal - Extensions – City of Gallatin - Approval of surety renewals and extensions for August 2015.

Ms. Schoch said there was a change in Resolution No. 2015-109 to reduce the amount of the Kennesaw Site Surety from $37,000 to $5,600. The project lacks the installation of 10 trees. All other sureties remain as stated in the resolution.

Dr. Orgain motioned to approve Resolution No. 2015-109 as originally submitted. Councilperson Brackenbury seconded the motion.

Chair Dempsey motioned to amend Resolution 2015-109 to reduce the Kennesaw Farms site surety from $37,000 to $5,600. Vice Chair Ramsey seconded the motion and the motion passed by unanimous vote.

Planning Commission voted on the original motion and the original motion as amend and both passed by unanimous vote.

Item 12: Other Business

1. Mr. Bill McCord, Director of Planning, informed the Planning Commission of the upcoming TAPA conference scheduled for September 30, 2015 through October 2, 2015, in Chattanooga. Planning Commission members who wish to attend the conference should notify the Planning Department as soon as possible.

2. Mr. McCord distributed sections of the zoning ordinance dealing with interpretation of the code and the section of the code relating to major classes and activities allowed in those various classes. He said a potential new business is considering a move to Gallatin and wants to locate in an Industrial Restrictive (IR) zone. The business does a variety of things including water craft sales. The other activities associated with this business will require approval as a conditional use as an extensive impact community facility activity. The third use is not allowed and is a commercial sales type activity, but may be considered an accessory use. He suggested the Planning Commission look at all uses in the Gallatin Zoning Ordinance instead of taking pieces at a time.

Mr. McCord said a possibility would be to include vehicle sales activity as a permitted use in the Industrial Restrictive (IR) zoning district. He advised the Planning Commission that it takes nine (9) weeks to amend the Zoning Ordinance and the business may not want to wait nine (9) weeks. He suggested that vehicular/craft sales should be considered as an accessory use.

Dr. Orgain said this is a general classification and he would vote yes.

Councilperson Brackenbury asked if this facility would back up to a residential neighborhood. Mr. McCord said it would not.

Vice Chair Ramsey said he does not want a retail use, such as car lot, in an industrial area. Chair Dempsey agreed with Vice Chair Ramsey if this is a retail facility.

Mr. James Fenton, EDA Director, said the accessory use is the appropriate way to go forward and agreed with Vice Chair Ramsey regarding retail in an Industrial Restrictive (IR) zone. This is a competitive situation and would not be using the normal industrial property. The interested company employs 30 people and the craft sales would be in the seven (7) figure range; therefore, there would not be a lot of customer traffic.

Vice Chair Ramsey asked if this situation would be addressed in the zoning ordinance review. Mr. McCord said that the existing zoning ordinance is archaic and must be revised to make it clearer.

Vice Chair Ramsey motioned to reaffirm the reinterpretation of the City Planner. Dr. Orgain seconded the motion and the motion passed by unanimous vote.

Chair Dempsey asked if there would be manufacturing at this facility. Mr. Fenton said there would not be manufacturing at this facility.

Councilperson Brackenbury asked if the facility would be on the water. Mr. Fenton said it would not be on the water.

Planning Commission voted on the motion and the motion passed by unanimous vote.

3. Mr. McCord reminded the Planning Commission that the zoning ordinance discussion would be on the September Planning Commission work session. Chair Dempsey asked the members to read to page 30 of the zoning ordinance.

Item 13: Move to Adjourn

With no further business to discuss, Chair Dempsey adjourned the meeting at 5:45 P.M.

Respectfully submitted:

_____
Marianne Mudrak, Board Secretary

Approve:

_____ _____
Dick Dempsey, Chair Johnny Wilson, Secretary

Agenda
Gallatin Municipal-Regional Planning Commission

Monday, August 24, 2015 | **Planning Commission - 5:00 p.m.**
DR. J. DEOTHA MALONE COUNCIL CHAMBERS | **CITY HALL**

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- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approval of Prior Minutes:**

  July 13, 2015 - Special Called Meeting, July 13, 2015 - Work Session Meeting, July 27, 2015 - Regular Meeting
- **Public comments on Consent Agenda items**

CONSENT AGENDA

1. **GMRPC Resolution No. 2015-109** — **7-171-15**
   SURETY RENEWAL & EXTENSIONS
   CITY OF GALLATIN

   APPROVAL OF SURETY RENEWALS AND EXTENSIONS FOR AUGUST 2015

2. **GMRPC Resolution No. 2015-97** — **8-782-15**
   ESTATES OF FAIRWAY HEIGHTS, PH 1; FMDP
   FRED AND RUTH YATES

   DEFERRED

3. **GMRPC Resolution No. 2015-112** — **1-941-15B**
   REVERE APARTMENTS, PRELIMINARY PLAT
   RAGAN SMITH ASSOCIATES

   OWNER AND APPLICANT REQUESTS APPROVAL OF A PRELIMINARY PLAT FOR THE REVERE APARTMENTS, TO CREATE THREE (3) LOTS AND TWO PUBLIC RIGHTS-OF-WAY, ON 31.34 (+/-) ACRES, LOCATED EAST OF BIG STATION CAMP BOULEVARD AND NORTH OF VIETNAM VETERANS PARKWAY (HIGHWAY 386).

EXHIBIT A

4. **GMRPC Resolution No. 2015-110** **8-946-15**
KROGER MARKETPLACE, U-569 CLICKLIST CANOPY; AMEND. PMDP/REVISED FMDP
PERRY ENGINEERING, LLC

OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE APPROVED PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE SAVANNAH MARKETPLACE, PHASE 1 AND A REVISION TO THE APPROVED KROGER MARKETPLACE FINAL MASTER DEVELOPMENT PLAN TO INSTALL A METAL CANOPY OVER FOUR (4) NEW PARKING SPACES FOR "CLICKLIST" CUSTOMERS ON PROPERTY CONTAINING 18.22 (+/-) ACRES, LOCATED AT 2011 NASHVILLE PIKE.

5. **GMRPC Resolution No. 2015-105** **1-951-15C**
ST. BLAISE RETREAT, SEC. 2; FINAL PLAT
PARKSIDE BUILDERS, LLC

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR SAINT BLAISE RETREAT, SECTION 2, A MAJOR SUBDIVISION, TO CREATE 24 ONE-FAMILY DETACHED DWELLING LOTS, TWO (2) OPEN SPACE TRACTS, AND EXTEND TWO (2) RIGHTS-OF-WAY, ON 12.46 (+/-) ACRES LOCATED ON MONTROSE DRIVE AND BRIGHTON LANE OFF OF ST. BLAISE COURT. ONE-FAMILY DETACHED DWELLINGS IS A PERMITTED USE IN THE RESIDENTIAL-15 PLANNED RESIDENTIAL DISTRICT (R15-PRD) ZONE DISTRICT.

6. **GMRPC Resolution No. 2015-111** **3-952-15**
SAVANNAH MARKETPLACE, PH 2, LOTS 5-7; AMENDED PMDP
CIVIL SITE DESIGN GROUP

OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE APPROVED PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE SAVANNAH MARKETPLACE TO CHANGE THE APPROVED USE ON LOT 6 FROM AUTOMOTIVE SERVICING TO GENERAL RETAIL SALES AND SERVICES; FINANCIAL, CONSULTING, AND ADMINISTRATIVE SERVICES; FOOD SERVICE DRIVE IN; AND MEDICAL SERVICES AND TO CHANGE THE APPROVED USES ON LOT 7 FROM GENERAL RETAIL SALES AND SERVICES; FINANCIAL, CONSULTING, AND ADMINISTRATIVE SERVICES; FOOD SERVICE DRIVE IN; AND MEDICAL SERVICES TO AUTOMOTIVE SERVICING AND ADD AN INTERNAL CAR WASH TO THE CONCEPTUAL BUILDING DESIGN FOR LOT 7 FOR THE SAVANNAH MARKETPLACE, PHASE 2, PROPOSED LOTS 5-7, CONTAINING 3.81 (+/-) ACRES, LOCATED AT THE CORNER OF NASHVILLE PIKE AND GORDEN CROSSING.

7. **GMRPC Resolution No. 2015-107**
PAUL AND CAROLYN CARTER **2-955-15**
1009 PITTMAN DRIVE; MINOR SUBDIVISION PLAT
BRIDGES LAND SURVEYING

OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR SUBDIVISION FINAL PLAT TO SUBDIVIDE ONE (1) LOT INTO TWO (2) LOTS, ZONED RESIDENTIAL-15 AND RESIDENTIAL-15-PLANNED RESIDENTIAL DEVELOPMENT, AND ONE (1) LOT ZONED RESIDENTIAL-40, ON 2.569 (+/-) ACRES, LOCATED ON PITTMAN DRIVE.

8. **GMRPC Resolution No. 2015-113** **1-954-15C**
FOXLAND PH 7, SEC 3; FINAL PLAT
DEWEY/ESTES ENGINEERING

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR FOXLAND, PHASE 7, SECTION 3, A MAJOR SUBDIVISION, TO CREATE 16 ONE-FAMILY DETACHED DWELLING LOTS, FIVE (5) OPEN SPACE TRACTS AND EXTEND A PUBLIC RIGHT-OF-WAY ON 7.26 (+/-) ACRES, LOCATED ON VININGS BLVD. EAST OF DOUGLAS BEND ROAD.

EXHIBIT A

9. GMRPC Resolution No. 2015-106 **1-958-15B**
JENNINGS PARK SUBDIVISION; PRELIMINARY PLAT
ROGERS ENGINEERING GROUP

OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR JENNINGS PARK SUBDIVISION, A MAJOR SUBDIVISION, TO CRETE SIX 96) ONE-FAMILY DETACHED DWELLING LOTS AND DEDICATE A RIGHT-OF-WAY ON 4.16 (+/-) ACRES, LOCATED AT 703 HARTSVILLE PIKE, EAST OF NORTH DRIVE AND WEST OF PERRY STREET.

10. OTHER BUSINESS

11. MOVE TO ADJOURN

EXHIBIT A

ITEM 1

GMRPC Amended Resolution No. 2015-120

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING ITEM 1 – A ONE (1) YEAR RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR FOXLAND CROSSING, PH. 1 & 2 (SITE); PC FILE #8-40-13 – DAIRY QUEEN (SITE); PC FILE #8-103-13 – RAY ESTATES (SITE); PC FILE #8-36-13 – ESTATES OF FAIRWAY HEIGHTS, PH. 2 (SUBDIVISION); PC FILE #1-92-11C – FOXLAND CROSSING SUBDIVISION (SUBDIVISION); PC FILE #1-28-12C – KENNESAW FARMS, PH. 1 COMMERCIAL (SUBDIVISION); PC FILE#1-99-10C – FOXLAND, PH. 5, SEC. 2 (SUBDIVISION); PC FILE #1-100-13C – RAY ESTATES (SUBDIVISION); PC FILE #1-31-13C – MARTINS VINEYARD, SEC. 2 (MAINTENANCE); PC FILE #5-9-13 – MARTINS VINEYARD, SEC. 3 & 4 (MAINTENANCE); PC FILE #5-18-13 – CARELLTON, PH. 2, SEC. A & B (LAND DISTURBANCE PERMIT); PC FILE #8-828-14 – FOXLAND, PH. 5, SEC. 1 (UTILITY); PC FILE #1-29-13C

WHEREAS, THE CITY OF GALLATIN MUNCIPAL-REGIONAL PLANNING COMMISSION considered a one (1) year renewal and extension of the performance sureties for: Foxland Crossing, Ph. 1 & 2 (Site); PC File #8-40-13 – Dairy Queen (Site); PC File #8-103-13 – Ray Estates (Site); PC File #8-36-13 – Estates Of Fairway Heights, Ph. 2 (Subdivision); PC File #1-92-11C – Foxland Crossing Subdivision (Subdivision); PC File #1-28-12C – Kennesaw Farms, Ph. 1 Commercial (Subdivision); PC File#1-99-10C – Foxland, Ph. 5, Sec. 2 (Subdivision); PC File #1-100-13C – Ray Estates (Subdivision); PC File #1-31-13C – Martins Vineyard, Sec. 2 (Maintenance); PC File #5-9-13 – Martins Vineyard, Sec. 3 & 4 (Maintenance); PC File #5-18-13 – Carellton, Ph. 2, Sec. A & B (Land Disturbance Permit); PC File #8-828-14 – Foxland, Ph. 5, Sec. 1 (Utility); Pc File #1-29-13C, submitted by the applicant, City of Gallatin, at its regular meeting on September 28, 2015 and;

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the information presented by City Staff and evidence and testimony presented during the meeting.

NOW THEREFORE BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows:

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to Gallatin Zoning Ordinance, §15.03.080 and Gallatin Subdivision Regulations, Chapter 3:

1. It has been determined that the renewals and extensions of the performance sureties will not create adverse effects upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.

2. It has been determined that no one property owner or small group of property owners will benefit materially from the renewals and

extensions of the performance sureties to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves a one (1) year renewal and extension of the performance sureties as follows:

- Foxland Crossing, Ph. 1 & 2 (Site); PC File #8-40-13 one (1) year renewal and extension for $42,745.
- Dairy Queen (Site); PC File #8-103-13 one (1) year renewal and extension for $20,000.
- Ray Estates (Site); PC File #8-36-13 one (1) year renewal and extension for $18,000.
- Estates of Fairway Heights, Ph. 2 (Subdivision); PC File #1-92-11C one (1) year renewal and extension for $4,320.
- Foxland Crossing Subdivision, (Subdivision); PC File #1-28-12C one (1) year renewal and extension for $32,000.
- Kennesaw Farms, Ph. 1 Commercial, (Subdivision); PC File #1-99-10C one (1) year renewal and extension for $33,000.
- Foxland, Ph. 5, Sec. 2, (Subdivision); PC File #1-100-13C one (1) year renewal and extension for $123,000.
- Ray Estates (Subdivision); PC File #1-31-13C one (1) year renewal and extension for $130,000.
- Martins Vineyard, Sec. 2 (Maintenance); PC File #5-9-13 one (1) year renewal and extension for $3,000.
- Martins Vineyard, Sec. 3 & 4 (Maintenance); PC File #5-18-13 one (1) year renewal and extension for $21,000.
- Carellton, Ph. 2, Sec. A & B (Land Disturbance Permit); PC File #8-828-14 one (1) year renewal and extension for $107,000.
- Foxland, Ph. 5, Sec. 1 (Utilities); PC File #1-29-13C one (1) year renewal and extension for 10% Escrow.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 9/28/15

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

Susan High-McAuley
City Attorney

ITEM 2

GMRPC Resolution No. 2015-121

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A SITE PLAN FOR AIRPORT SELF STORAGE, PHASE 5 TO CONSTRUCT A 68 UNIT LIMITED WAREHOUSING FACILITY ON A 4.40 (+/-) ACRE LOT, LOCATED AT 718 AIRPORT ROAD (PC FILE #8-1069-15).

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Site Plan submitted by the applicant, Rogers Engineering Group, at its regular meeting on September 28, 2015; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report and the evidence and testimony presented during the meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows:

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to Tennessee Code Annotated § 13-7-201(a), 13-4-310, and G.Z.O., § 15.03.020:

1. The proposed Site Plan, with conditions, is consistent with the standards and specifications of Section 15.03.020, Site Plan Required, of the Gallatin Zoning Ordinance.

2. The proposed Site Plan, with conditions, is consistent with the purpose and intent of the Industrial Restrictive (IR) Zoning District and complies with the use restrictions minimum bulk and height regulations, minimum dimensions, and setback requirements established in said Zoning District.

3. Once completed, the proposed Revised Site Plan, with conditions, will comply with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13), Grading Standards (G.Z.O., Section 13.10), Sign Regulations (G.Z.O., Section 13.07), Access Management Regulations (G.Z.O., Section 13.06), Architectural Requirements with an alternative plan (G.Z.O., Section 13.08), Landscaping Requirements (Section 13.05), Supplementary District Regulations (G.Z.O., Article 12.00), Loading and Parking Regulations (G.Z.O., Article 11.00), Stormwater Regulations (Gallatin Municipal Code, Chapter 18), and the Flood Prevention and Protection Regulations (G.Z.O., Section 10.03).

Section 2. Action – The Gallatin Municipal-Regional Planning Commission approves the Site Plan for Airport Self Storage, Phase 5, on Lot 3, of the Fowler Lumber Company, Resubdivision of Lot 1, consisting of a nine (9) sheet plan, and one color architectural elevation sheet, prepared by Rogers Engineering Group, of Gallatin, Tennessee, with Project No. 15-029, dated August 26,

2015, with a latest revision dated of September 17, 2015, with the following conditions:

1. The Planning Department shall inspect the exterior building façade materials prior to the installation of the exterior building façade materials.
2. Revise Site Plan to show relocation of the proposed monument sign outside of the ten (10) foot Public Utility and Drainage Easement (P.U.D.E.). Sign permits shall be obtained prior to the installation of any signage on site.
3. A site surety for $85,891, in the form of cash, certified check, or automatically renewing Letter of Credit shall be submitted to the Planning Department prior to issuance of any building permits for this project.
4. Provide a copy of the TDEC NOC and recorded copy of the stormwater maintenance agreement prior to the issuance of a Land Disturbance Permit.
5. Submit three (3) corrected folded copies of the Site Plan, including one (1) full size and two (2) half size copies, to the Planning Department. No additional copies of the alternative architectural elevations are required.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 9/28/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney

ITEM 2
PLANNING DEPARTMENT STAFF REPORT
Airport Self Storage, Phase 5 (Tax Map #112//094.00)
718 Airport Road [Lot 3 as shown on the Fowler Lumber Company Resubdivision Plat (PB 21; PG 224 R.O.S.C.)]
PC File #8-1069-15
Date: September 22, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN FOR AIRPORT SELF STORAGE, PHASE 5 TO CONSTRUCT A 68 UNIT LIMITED WAREHOUSING FACILITY ON A 4.40 (+/-) ACRE LOT, LOCATED AT 718 AIRPORT ROAD (PC FILE #8-1069-15).

OWNER:	**JAMES ROBERT RAMSEY**
APPLICANT:	**ROGERS ENGINEERING GROUP**
STAFF RECOMMENDATION:	**APPROVAL OF GMRPC RESOLUTION NO. 2015-121**
STAFF CONTACT:	**KATHERINE SCHOCH, AICP**
PC MEETING DATE:	**SEPTEMBER 28, 2015**

PROPERTY OVERVIEW:

The owner and applicant request approval of a Site Plan for Airport Self Storage, Phase 5 to construct a 68 unit Limited Warehousing facility on A 4.40 (+/-) acre lot, located at 718 Airport Road (Attachment 2-1, Attachment 2-2, and Attachment 2-3). This property is located on Lot 3 as shown on the Fowler Lumber Company Resubdivision Plat (PB 21; PG 224 R.O.S.C.) (PC File #2-5-03S) (Attachment 2-4). The property is not contiguous with the existing Limited Warehousing business; however, this project is the fifth phase of the Airport Self Storage project located at 760 Airport Road, on the corner of Airport Road and Cairo Road (Tax Map #127//002.05). The proposed building is 8,400 square feet and will contain 26 indoor, climate controlled storage units and 42 outdoor accessible storage units.

The subject property is currently zoned Industrial Restrictive (IR) and Limited Warehousing is a permitted use in the IR zoning district. Lot 3 already contains a Limited Manufacturing facility and the Limited Warehousing facility will be located to the north of the existing off-white block building for Southern Tool Steel, Inc. (Attachment 2-5).

The proposed architectural elevations do not meet the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A, Materials, since the structure is metal to match the other phases of the project (Attachment 2–2 and Attachment 2-6). The architectural elevations provided do not contain the required 70 percent brick or stone on each building façade (Attachment 2-2). The owner and applicant are requesting approval of an alternative architectural plan similar to the other alternative architectural plans that have been approved by the Planning Commission for the other phases of the project. The Planning Commission

shall determine whether the proposed alternative architectural plan meets the requirements of Section 13.08.010.D of the Gallatin Zoning Ordinance, and if so, grant approval.
The proposed architecture was presented to the Planning Commission at the September 14, 2015 Work Session (Attachment 2-7). The Planning Commission did not indicate any issues with the alternative architectural elevations as presented since the project is a continuation of the Airport Self Service business previously approved with similar alternative architectural plans for metal buildings with red metal roof, and red metal overhead doors. The Planning Commission asked the applicant to install additional landscaping on site to help screen the metal buildings from the public right-of-way. The applicant revised the proposed Site Plan to address the Planning Commission's request.

Staff recommends approval of the Site Plan with the conditions listed on page 9 of the Staff Report.

CASE BACKGROUND:

Property History and Previous Approvals

(Tax Map #112//094.00) (James Robert Ramsey)
The subject property was platted as Lot 3 on the Fowler Lumber Company, Resubdivision of Lot One (PB 21, PG 224 R.O.S.C). That minor subdivision Final Plat was approved by the Planning Department on March 17, 2003 and recorded on February 17, 2004 (PC File #2-5-03S) (Attachment 2-4). According to the Sumner County Tax Assessor's Office, the existing Limited Manufacturing building on the subject property, containing the Southern Tool Steel, Inc. business, was constructed in 1979; however, no Site Plan was ever approved by the Planning Commission.

(Tax Map #127//002.05) (BCR Properties, LLC)
According to the Sumner County Tax Assessor's Office, there are no records of a subdivision plat being prepared for this property.

On October 26, 1998, Planning Commission approved a Site Plan for the Ramsey-Beaty Commercial Center for construction of a 2,790 square foot Convenience Sales and Services store and 1,714 square foot car wash at 760 Airport Road (PC File #8-64-98). That project was never constructed.

On April 28, 2003, Planning Commission approved a Site Plan for Airport Self Storage for construction of a 15,350 square foot Limited Warehousing facility on 3.38 (+/-) acres located at 760 Airport Road (PC File #8-12-03). The project was approved with an alternative architectural plan for tan color metal buildings with red metal roofs and red metal overhead doors on the individual units. Brick was shown on the front façade of the main office (Attachment 2-6).

On February 28, 2005, Planning Commission approved a Site Plan for Airport Self Storage, Phase 3, for construction of a 11,200 square foot addition to the existing Limited Warehousing facility on 3.21 (+/-) acres located at 760 Airport Road (PC File #8-1-05). Since the project was an extension of the two (2) previous phases, the Site Plan was approved with an alternative architectural plan for tan color metal buildings with red metal roofs and red roll-up doors on the individual units to match the existing buildings.

On July 24, 2006, Planning Commission approved a Site Plan for Airport Self Storage, Phase 4, for construction of an 11,200 square foot addition to the existing Limited Warehousing facility on 3.21 (+/-) acres located at 760 Airport Road (PC File #8-46-06). Since the project was an extension of the three (3) previous phases, the Site Plan was approved with an alternative architectural plan for tan color metal buildings with red metal roofs and red roll-up doors on the individual units to match the existing buildings.

The proposed architecture was presented to the Planning Commission at the September 14, 2015 Work Session (Attachment 2-7). The Planning Commission did not indicate any issues with the alternative architectural elevations as presented since the project is a continuation of the Airport Self Service business previously approved with alternative architecture.

DISCUSSION:

Analysis

The owner and applicant request approval of a Site Plan for Airport Self Storage, Phase 5 to construct a 68 unit Limited Warehousing facility on A 4.40 (+/-) acre lot, located at 718 Airport Road (Attachment 2-1, Attachment 2-2, and Attachment 2-3). This property is located on Lot 3 as shown on the Fowler Lumber Company Resubdivision Plat (PB 21; PG 224 R.O.S.C.) (PC File #2-5-03S) (Attachment 2-4). The property is not contiguous with the existing Limited Warehousing business; however, this project is the fifth phase of the Airport Self Storage project located at 760 Airport Road, on the corner of Airport Road and Cairo Road (Tax Map #127//002.05). The proposed building is 8,400 square feet and will contain 26 indoor, climate controlled storage units and 42 outdoor accessible storage units.

The subject property is currently zoned Industrial Restrictive (IR) and Limited Warehousing is a permitted use in the IR zoning district. Lot 3 already contains a Limited Manufacturing facility and the Limited Warehousing facility will be located to the north of the existing off-white block building for Southern Tool Steel, Inc. (Attachment 2-5).

Construction Schedule

Contingent upon Site Plan approval, construction of the facility will commence on November 1, 2015, and is expected to be completed by on April 1, 2016 (Attachment 2-1; sheet C1.0). Any significant expansion of the business in the future will require Site Plan approval.

Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020

The subject property is located within the Airport Road Industrial Special Area Community Character Area as shown on the Community Character Area Map in the *Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020 (2020 Plan)* (Attachment 2-8).

The Airport Road Industrial Special Area provides for diverse industrial uses while protecting air and water quality (Attachment 2-9). The Airport Road Industrial Special Area is characterized by large lots with large-scale industrial and warehousing buildings set back on the lots. Building types range from large metal buildings with limited brick and stone façade treatments to two (2) story office buildings. According to the *2020 Plan*, future development in this Special Area should prevent adverse impacts to natural resources and surrounding population. The proposed Limited Warehousing is the type of use envisioned for property located within the Airport Road Industrial Special Area.

The subject property also falls within a Gateway Corridor Overlay since it is located along Airport Road, a main roadway through the eastern portion of the City. The *2020 Plan* stresses the importance of high quality design and appearances of future development along the corridors that reflect Gallatin's unique history and character (Attachment 2-10). Although the design of the facility does not necessary reflect the design recommendations outlined in the *2020 Plan* for the Gateway Corridor overlay, the building materials and style of the proposed building are compatible with previously constructed industrial buildings along Airport Road (Attachment 2-2 and Attachment 2-6). The construction of the Limited Warehousing facility should not negatively impact the adjacent properties since they contain similar buildings and uses.

Furthermore, the facility should not negatively impact the existing residential neighborhood to the north (Stonehedge Subdivision), since a 100 foot CSX Railroad right-of-way separates the subject property from the existing homes. The building will be constructed towards the front of Lot 3 adjacent to Airport Road and the existing trees along the back of the property near the CSX Railroad right-of-way and approximately 350 feet east of the railroad right-of-way should help screen the building from view from the Stonehedge Subdivision (Attachment 2-1).

Surrounding Zoning

The project site is surrounded by IR zoned property on three (3) of four (4) sides. A 100 foot wide CSX Railroad right-of-way separates the subject property from Residential-20 (R20) Low Density Residential zoned property to the north (Attachment 2-1; sheet C2.0). Many of the existing businesses along Airport Road contain industrial uses including manufacturing, transport, and warehousing activities similar to Airport Self Storage. A Limited Manufacturing, tool and dye limited manufacturing facility was previously constructed on Lot 3, south of the location for the proposed Limited Warehousing facility (Attachment 2-5). Lot 3 adjoins the property containing the Fowler Lumber Company to northeast and Gallatin Mini Storage, a Limited Warehousing business, is located two (2) lots northeast of the subject property on Airport Road (Attachment 2-4).

Natural Features

This property does not contain any unusual topographical features that would prevent or impede development. A 3:1 slope is shown around a portion of the outer perimeter of the project site which will include excavation on the rear of the site and filling on the front of the site. No portion of this property is located within a special flood hazard area according to the Flood Insurance Rate Map Number 47165C0318G, dated April 17, 2012; zone X (Attachment 2-1; sheet C1.0).

Several mature trees are located along the northern portion of Lot 3 and many mature trees are located along both sides of the 100 foot wide CSX Railroad right-of-way. The applicant has shown the approximate location of the existing tree line on sheets C2.0-C5.0 of Attachment 2-1. In addition, a small dry pond is located toward the north side of the lot (Attachment 2-1; sheet C2.0).

Public Utility and Drainage Easement (P.U.D.E.)

This lot was platted with a ten (10) foot wide Public Utility and Drainage Easement (P.U.D.E.) along all four (4) sides of this property (Attachment 2-1 and Attachment 2-4). Since no vertical construction is permitted in any easements, the Site Plan should be revised to show the relocation of the proposed monument sign outside of the ten (10) foot Public Utility and Drainage Easement (P.U.D.E.).

Stormwater and Detentioning

A new stormwater management area and detention pond, with a two (2) foot high by four (4) foot wide earth berm, will be installed along the easterly portion of lot 4 in front of the proposed building. Stormwater will be discharged from the detention pond to Airport Road and will be conveyed to Albright Creek that flows southeasterly from the adjacent Stonehedge Subdivision. Drainage calculations were submitted to the Engineering Division for review and they were approved as submitted.

A segmented concrete block retaining wall will be installed along a portion of the front of Lot 3 to support the asphalt driveway from the proposed detention pond (Attachment 2-11). A sample of the proposed concrete block material for the retaining wall is provided as Attachment 2-11. The color of the concrete blocks will be a light tan color to match the proposed building. Since the proposed wall is over four (4) feet high, a separate building permit will be required for construction from the Gallatin Building Codes Department.

The Engineering Division asked the applicant to provide a copy of the TDEC NOC and recorded copy of the stormwater maintenance agreement prior to the issuance of a Land Disturbance Permit.

Security Fence, Access, and Parking

The perimeter of the proposed building will be enclosed by a six (6) foot tall, black vinyl coated chain link security fence. According to G.Z.O. Section 12.01.010, Fences, Walls, and Hedges, fences and walls in commercial and industrial districts shall not exceed a height of six (6) feet in a required front yard and ten (10) feet in a required side or rear yard. A six (6) foot tall, black vinyl coated chain link security fence was installed at the existing Airport Self Storage location at 760 Airport Road (Attachment 2-6).

Since the perimeter of the proposed building will be enclosed by a six (6) foot tall, black vinyl coated chain link security fence, public access to the business will not been available from the existing paved driveway on Airport Road currently utilized as the entrance for the Southern Tool business already constructed on Lot 3 (Attachment 2-1). Access to Airport Self Storage, Phase 5 will be provided through an existing driveway on Airport Road currently utilized by the adjacent Fowler Lumber Company. The driveway will lead to black metal gate that will be controlled remotely from the main Airport Self Storage office located at Airport Road. A 40-foot wide access easement has been provided on the adjacent lot to allow for access to the Airport Self Storage site (Attachment 2-1; sheet C2.0).

Parking requirements are based on the use of the property. The Limited Warehousing use requires one (1) space per 5,000 square feet. Based on this ratio, only two (2) parking spaces are required. Since the main office is located offsite, the applicant proposes no additional parking other than the 30-foot wide drive area surrounding the building. Parking for the main office was previous provided as part of Phase 1 of the project located at 760 Airport Road.

Architectural Elevations

The proposed architecture for the 8,400 square foot building shows a tan color (Light Stone) metal structure, with a red metal roof, and red metal overhead doors. The proposed rectangular building is

shown at a height of ten (10) feet, eight (8) inches including a galvalume metal roof with a ¼ inch pitch (Attachment 2-3).

The southern and northern elevations (right side facing Airport Road and left side facing remainder of Lot 3) are mirror images and show four (4), eight (8) feet, eight (8) inch by seven (7) feet, six (6) inch overhead doors and four (4) smaller overhead doors at four (4) feet by eight (8) feet high.

The eastern and western elevations (facing adjacent industrial developments) are both 140 feet long and identical in design. The western elevation will contain 14, nine (9) feet by eight (8) feet, red metal overhead doors for the individual storage units. The eastern elevation shows ten (10), nine (9) feet by eight (8) inch overhead doors and four (4) smaller overhead doors including two (2) at three (3) feet, eight (8) inches by eight (8) feet tall and two (2) at three (3) feet, eight (8) inches by eight (8) feet high.

The eastern façade of the building will also contain two (2), three (3) foot, eight (8) inch by seven (7) foot tall walkthrough doors that will provide access to the climate controlled units inside the building. Two (2) HVAC units will be located in building alcoves and will be screened by 36-inch removable panels. The Site Plan indicated that the panels will either be metal or wood.

Since the proposed architectural elevations do not meet the 70 percent masonry requirement for the IR zone district, the owner and applicant are requesting approval of an alternative architectural plan per Section 13.08.010.D of the Gallatin Zoning Ordinance. The proposed architecture matches the existing buildings constructed in Phases 1-4 that were previously approved by the Planning Commission as alternative architecture (Attachment 2-6). The owner and applicant would like to keep the architecture consistent in all phases of the development in order to maintain the consistence of the brand. In addition, the proposed metal building matches the color scheme and design of other industrial buildings already constructed along Airport Road (Attachment 2-6). The Planning Commission shall make a decision on whether the proposed plans meet the Gallatin Zoning Ordinance's requirements for an alternative architectural plan and, if so, grant approval. The Planning Department shall inspect the exterior building façade materials prior to the installation of the exterior building façade materials.

Trash Collection

No trash collection facilities will be provided on site. According to the applicant, all trash collection and removal will occur at the main business location at 760 Airport Road (Attachment 2-1; sheet C1.0).

Photometric Plan

A photometric plan was submitted for this project that shows light levels around the proposed building (Attachment 2-1; sheet C8.0. The photometric plan meets the Gallatin Zoning Ordinance's requirements for maximum light levels along the property boundaries according to G.Z.O., Section 13.02.080, Performance Standards Regulating Glare and Electromagnetic Interference. The applicant also submitted details of the proposed wall mounted accent lighting fixtures for the building, which have been included as Attachment 2-12.

Signs

A four (4) foot tall by eight (8) foot wide, double-sided monument sign is proposed to be located to the southwest of the main entry gate into the Limited Warehousing facility (Attachment 2-1; sheet C2.0). Two (2), six foot tall by two (2) foot wide brick columns will be installed on either side of the sign. The applicant submitted a photograph of the existing Airport Self Storage monument sign located at the main facility at 760 Airport Road (Attachment 2-13). The proposed monument sign for Phase 5 will match the existing sign. No wall-mounted signs are proposed at this time.

The Site Plan should be revised to relocate the proposed monument sign outside of the ten (10) foot Public Utility and Drainage Easement (P.U.D.E.). Sign permits shall be obtained prior to the installation of any signage on site.

Bufferyards and Landscaping

Since this property is surrounded by IR zoned property and is adjacent to a 100 foot wide CSX Railroad right-of-way to the northwest, no bufferyards are required. Many mature trees exist on the norther portion of the property near the CSX Railroad right-of-way that should help to screen the proposed Limited Manufacturing facility from the existing neighborhood to the north (Stonehedge Subdivision). The applicant identified the existing tree line on the Site Plan.

At the September 14, 2015 Planning Commission Work Session, the Planning Commission asked the applicant to provide landscaping at the front of the property to help screen the proposed concrete block retaining wall and the metal building from the right-of-way. The applicant revised the Site Plan to include landscaping on both sides of the detention pond as requested by the Planning Commission. In addition, evergreen ground cover will be installed around the monument sign and along the easterly bank of the detention pond (Attachment 2-1; sheet C7.0).

Site Surety Required

A site surety calculation for $85,891.64 was submitted by the applicant based on the proposed site improvements (Attachment 2-14). A site surety for $85,891, in the form of cash, certified check, or an automatically renewing Irrevocable Letter of Credit, shall be submitted to cover site improvements such as, but not limited to, paving, concrete, drainage infrastructure, and landscaping. The site surety shall be submitted to the Planning Department prior to the issuance of a building permit in accordance with G.Z.O. Section. 15.03.080, Surety Required.

OTHER DEPARTMENTAL COMMENTS:

Engineering Division

The applicant addressed the majority of the Engineering Division's initial review comments. Following the latest review of the resubmitted Site Plan, the Engineering Division asked the applicant to provide a copy of the TDEC NOC and recorded copy of the stormwater maintenance agreement prior to the issuance of a Land Disturbance Permit.

Police Department

The Police Department provided no review comments on the Site Plan.

Department of Public Utilities

The Department of Public Utilities noted that the site map on Sheet C1.0 of the Site Plan was incorrect. The applicant corrected the Site Plan accordingly.

Industrial Pre-treatment Department
The Industrial Pre-treatment Department stated that the proposed facility shall comply will all applicable cross-connection control and sewer use regulations. The applicant acknowledged these requirements in the response letter submitted to the Planning Department and in General Note #20 on the Site Plan (Attachment 2-1; sheet C1.0. The department also noted that the site map on Sheet C1.0 of the Site Plan was incorrect. The applicant corrected the Site Plan accordingly.

Fire Department
The Fire Department provided no review comments on the Site Plan.

Building Codes Department
The Building Codes Department provided no review comments on the Site Plan. Construction plans shall be submitted for review and approval prior to the issuance of building permits for the building and the concrete block retaining wall.

Department of Electricity
The Department of Electricity provided no review comments on the Site Plan.

Department of Public Works
The Department of Public Works provided no review comments on the Site Plan.

Sumner County E-911 Department
The Sumner County E-911 Department provided no review comments on the Site Plan.

Departmental comments not addressed by the resubmittal have been added as conditions of approval.

Findings:
The project was designed to reflect the recommendations of the *2020 Plan* and be consistent with the intent and purpose of the Gallatin Zoning Ordinance. Staff, therefore, makes the following findings:

1. The proposed Site Plan is consistent with the standards and specifications of Section 15.03.020, Site Plan Required, of the Gallatin Zoning Ordinance.

2. The proposed Site Plan is consistent with the purpose and intent of the Industrial Restrictive (IR) Zoning District and complies with the use restrictions minimum bulk and height regulations, minimum dimensions, and setback requirements established in said Zoning District.

3. Once completed, the proposed Site Plan will comply with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13), Grading Standards (G.Z.O., Section 13.10), Sign Regulations (G.Z.O., Section 13.07), Access Management Regulations (G.Z.O., Section 13.06), Architectural Requirements (G.Z.O., Section 13.08), Landscaping Requirements (Section 13.05), Supplementary District Regulations (G.Z.O., Article 12.00), Loading and Parking Regulations (G.Z.O., Article 11.00) , Stormwater Regulations (Gallatin Municipal Code, Chapter 18), and the Flood Prevention and Protection Regulations (G.Z.O., Section 10.03).

RECOMMENDATION:

Staff recommends that the Planning Commission approve the Site Plan for Airport Self Storage, Phase 5, on Lot 3, of the Fowler Lumber Company, Resubdivision of Lot 1, consisting of a nine (9) sheet plan, and one color architectural elevation sheet, prepared by Rogers Engineering Group, of Gallatin, Tennessee, with Project No. 15-029, dated August 26, 2015, with a latest revision dated of September 17, 2015, with the following conditions:

1. The Planning Department shall inspect the exterior building façade materials prior to the installation of the exterior building façade materials.
2. Revise Site Plan to show relocation of the proposed monument sign outside of the ten (10) foot Public Utility and Drainage Easement (P.U.D.E.). Sign permits shall be obtained prior to the installation of any signage on site.
3. A site surety for $85,891, in the form of cash, certified check, or automatically renewing Letter of Credit shall be submitted to the Planning Department prior to issuance of any building permits for this project.
4. Provide a copy of the TDEC NOC and recorded copy of the stormwater maintenance agreement prior to the issuance of a Land Disturbance Permit.
5. Submit three (3) corrected folded copies of the Site Plan, including one (1) full size and two (2) half size copies, to the Planning Department. No additional copies of the alternative architectural elevations are required.

ATTACHMENTS

Attachment	2-1	Site Plan
Attachment	2-2	Color Architectural Elevations
Attachment	2-3	Location Map
Attachment	2-4	Fowler Lumber Company Resubdivision Plat (PB 21; PG 224 R.O.S.C.)
Attachment	2-5	Photograph of Limited Manufacturing Facility, Lot 3
Attachment	2-6	Photographs of Airport Self Storage, Phases 1-4
Attachment	2-7	9/14/15 GMRPC Work Session Minutes (Unapproved Draft)
Attachment	2-8	*2020 Plan* Community Character Area Map
Attachment	2-9	2020 Plan Airport Road Industrial Special Area description
Attachment	2-10	2020 Plan Gateway Corridor Area description
Attachment	2-11	Photograph of Retaining Wall Materials
Attachment	2-12	Details of proposed lighting fixtures
Attachment	2-13	Photograph of Existing Monument Sign
Attachment	2-14	Site surety calculation sheet

AIRPORT SELF STORAGE
718 AIRPORT ROAD
LOCATION MAP

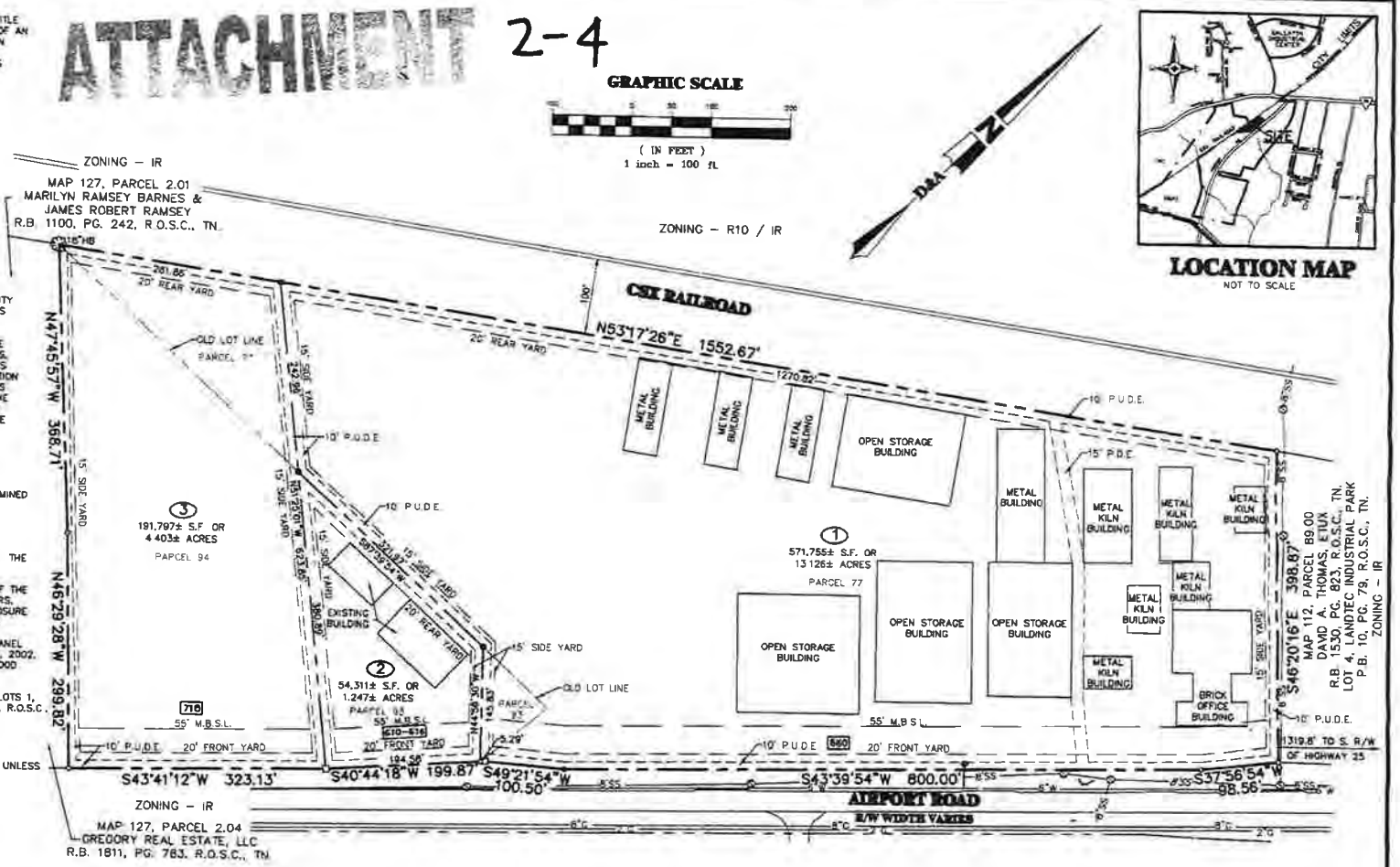
TAX MAP #112//094.00
ZONED IR
PC FILE #8-1069-15

ATTACHMENT 2-3

ATTACHMENT 2-4

SURVEYOR'S NOTES:

1. THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
2. DEED REFERENCE: PARCEL 77
   C & H DEVELOPMENT COMPANY
   FOWLER LUMBER COMPANY
   R.B. 39, PG. 350
   R.B. 198, PG. 36
   D.B. 477, PG. 445
   D.B. 477, PG. 448
   PARCELS 93
   MARILYN RAMSEY BARNES &
   JAMES ROBERT RAMSEY
   D.B. 445, PG. 714
   PARCELS 94
   MARILYN RAMSEY BARNES &
   JAMES ROBERT RAMSEY
   D.B. 391, PG. 314
3. PLAT REFERENCE: FOWLER LUMBER COMPANY
   P.B. 21, PG. 23, R.O.S.C., TN.
4. MAP AND PARCEL NUMBERS SHOWN REFER TO THE SUMNER COUNTY TAX ASSESSOR'S MAPS. THE SUBJECT PROPERTY SHOWN ON THIS PLAT IS ALL OF PARCEL 77, 93 & 94 ON TAX MAP 112.
5. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM SURFACE IMPROVEMENTS, UTILITY COMPANY RECORDS, AND/OR PLANS BY OTHERS. ACTUAL FIELD LOCATIONS AND SIZES OF THESE LINES SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION ON THIS SITE. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.
6. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
7. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
8. BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD 1983.
9. THIS PROPERTY IS ZONED "IR" AS OF THE DATE OF THIS SURVEY. THE PRESENT USE IS LUMBER DRYING AND STORAGE
10. THIS IS A CATEGORY I SURVEY IN COMPLIANCE WITH THE RULES OF THE STATE OF TENNESSEE, BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3, STANDARDS OF PRACTICE. THE ERROR OF CLOSURE FOR THE UNADJUSTED FIELD SURVEY IS BETTER THAN 1 : 10,000.
11. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C0318D & 47165C0319D, EFFECTIVE DATE NOVEMBER 21, 2002, SHOWS NONE OF THIS PROPERTY TO BE WITHIN THE 100 YEAR FLOOD PLAIN.
12. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES LOTS 1, OF "FOWLER LUMBER COMPANY" AS RECORDED IN P.B. 21, PG. 23, R.O.S.C., TN.
13. ALL LOTS TO HAVE 10' P.U.D.E. ON ALL SIDES.
14. ALL LOTS CORNERS TO BE MARKED WITH CAPPED 1/2" IRON RODS UNLESS OTHERWISE SHOWN.



LOCATION MAP
NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- BUILDING SET-BACK LINE
- EASEMENT
- CONCRETE MONUMENT (NEW)
- CONCRETE MONUMENT (OLD)
- CAPPED 1/2" IRON ROD (NEW)
- IRON ROD (OLD)
- LOT NUMBER
- SANITARY SEWER W/ MANHOLE
- WATER LINE
- GAS LINE
- 911 ADDRESS
- FIRE HYDRANT

Pamela L. Mitchell, Register
Sumner County Tennessee
Instrument 882299
Bk/Pg: 100 Pg 806
Recorded
2/17/2004 at 3:48 pm
in Plat Book
21 Pages: 224-224

Rec #:	571827
Rec'd:	15.00
State:	0.00
Clerk:	0.00
EDP:	2.00
Total:	17.00

ENTERED
PLANNING COMMISSION
FEB 1 1994
MAP OF LOT 3

OWNER:
MAP 112, PARCEL 77
C & H DEVELOPMENT COMPANY
FOWLER LUMBER COMPANY
550 AIRPORT ROAD
GALLATIN, TN. 37066

MAP 112, PARCEL 93 & 94
MARILYN RAMSEY BARNES &
JAMES ROBERT RAMSEY
P.O. BOX 492
GALLATIN, TN. 37066

REVISED: JANUARY 6, 2004 – REVISED LOT 3
REVISED: DECEMBER 4, 2003 – PER PLANNING COMMENTS
REVISED: NOVEMBER 25, 2003 – PER PLANNING COMMENTS

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "FOWLER LUMBER COMPANY, RESUBDIVISION OF LOT ONE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

WATER SYSTEM 2-02 .20 04 — SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

SEWER SYSTEM 2-02 .20 04 — SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN R.B. 198, PG. 36, R.B. 39, PG. 350, D.B. 477, PG. 445 & D.B. 477, PG. 448, D.B. 445, PG. 714, D.B. 391, PG. 314, R.O.S.C. TN. AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS.

2-4-04 — DATE — OWNER
2-7-04 — DATE — OWNER
2-7-04 — DATE — OWNER
DATE — OWNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

1-6-04 — DATE — REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

2-12-04 — DATE — CITY ENGINEER

Darnall & Associates, LLC
LAND SURVEYING – LAND DEVELOPMENT SERVICES
CONSTRUCTION STAKING – DESIGN
106 Joslin Avenue Gallatin, Tennessee 37066
Ph. 615-206-8942 Fax 615-206-8943 darnallandassocs@comcast.net

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

2-12-04 — DATE — SECRETARY, PLANNING COMMISSION
2-13-04 — DATE — CHAIRMAN'S INITIALS

FOWLER LUMBER COMPANY
RESUBDIVISION OF LOT ONE
AIRPORT ROAD, CITY OF GALLATIN,
2ND CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

TOTAL ACRES = 18.776±	TOTAL LOTS = 3
ACRES OF NEW ROAD = 0	FEET OF NEW ROAD = 0
OWNER: AS SHOWN	CIVIL DISTRICT: 2ND
SCALE: 1" = 100'	CITY OF GALLATIN
SURVEYOR: DARNALL & ASSOC.	SUMNER COUNTY
JOB #079-03	STATE OF TENNESSEE
DATE: NOVEMBER 5, 2003	SHEET NO. 1 OF 1

07903-RFP.DWG

ATTACHMENT 2-5

RECEIVED
SEP 17 2015
GALLATIN PLANNING
& ZONING

End view of existing units (proposed building to have 4-5' units and 4-10' units)

ATTACHMENT 2-6

8-1069-15

RECEIVED
SEP 17 2015
GALLATIN PLANNING
& ZONING

Side view of existing units (proposed building 12-10' units)

ATTACHMENT 2-6

8-1069-15

ATTACHMENT 2-6

Mr. Roger Matchett, with Matchett & Associates, explained the rear view would back up to the property line. The existing tree row will remain and the building would not be seen from the road.

Chair Dempsey said he would like to see more architectural detail on the rear view. Mr. Matchett said he could duplicate some of the front architectural features on the back elevation. He added that the existing trees are 50 to 60 feet tall and the property cannot be seen from the road.

Mr. Puryear said the trees are tall, but are deciduous and would be bare in the winter. Mr. Puryear asked that a photo be presented at the regular meeting showing the existing tree line.

Vice Chair Ramsey said he would like to see a little extra landscape, since the applicant does not have to plant along the existing tree line. Mr. Leath said there would be an evergreen Type-40 buffer along Coles Ferry Road in Phase 2. Mr. Matchett said landscaping would be planted at the entrance.

Chair Dempsey asked the target audience for these apartments. Mr. Matchett said young working class with children. A structure is proposed for an interior playground that could be opened during the day in nice weather and closed at night. A splash pad is a part of the playground. The brick and stone requirements would be met.

Dr. Orgain asked if the splash pool would be low maintenance. Mr. Matchett said the concern is that a regular pool has greater liability.

Chair Dempsey asked if dimensional shingles are proposed. Mr. Matchett said dimensional shingles are proposed.

Mr. Bill McCord, Director of Planning, suggested that another driveway be required on Westland Street as an alternative access. Mr. Matchett said there are two phases and the driveway shown splits the two phases and acts as an emergency access. If Phase 2 is built this would become an access. Mr. Leath said a traffic study would be presented at the Final Master Development Plan.

Item 2: Discuss proposed Site Plan for Airport Self Storage to construct 66 Limited Warehousing units on 4.403 (+/-) acres located at 718 Airport Road (PC File #8-1069-15).

Vice Chair Ramsey recused himself from this discussion.

Ms. Katherine Schoch, Assistant Director of Planning, said this is the site plan for the fifth phase of Airport Self Storage Development. Four phases were previously approved and constructed on a lot located at the corner of Airport Road and Cairo Road, just south of the subject property. The existing building for the Limited Warehousing facility feature tan metal siding and have red metal roll-up doors and red metal roofs. The proposed building will match the existing buildings. No brick is proposed for the building in Phase 5 since it will not contain an office. This building will be managed from the main building. The new building will contain a total of 8,400 square feet and 66 indoor/outdoor units. The new building will be located on Lot 3 that already contains an existing block building. The property is zoned IR; however, the proposed architecture for the proposed building does not contain the required 70 percent brick or stone for the IR zone district. The owner and applicant will request approval of alternative architectural elevations for the metal buildings so the building

matches the other four (4) phases of the business. Other buildings along Airport Road are similar in design and building materials as the proposed Limited Warehousing facility.

The proposed monument sign meets the requirements of the Zoning Ordinance. A six (6) foot tall, black vinyl coated chain link fence is proposed that meets the requirements of the fence ordinance. Staff does not have any issues with the proposed structure. Bufferyards and sidewalks are not required.

Mr. Richard Jones, with Rogers Engineering Group, representing the applicant, said there are four (4), ten (10) foot doors on the front of the structure and four (4), five (5) foot doors on the front of the structure. Shrubbery and trees have been added to the front of the proposed as an alternative landscape plan.

Mr. James Robert Ramsey, owner, said these units would be controlled remotely from the main office. A detention basin with a four (4) foot retaining wall and landscaping is proposed at the front of Lot 3 adjacent to Airport Road.

Chair Dempsey asked if rental trucks will be a part of this location. Mr. Ramsey said he would not rent trucks from this location.

Ms. Schoch said the photometric plan submitted is also in compliance with the requirements of the Zoning Ordinance.

Item 3: Discuss proposed Site Plan for a 2,146 square foot addition to the Four Way Muffler building on 0.862 (+/-) acres at 1368 East Broadway Avenue (PC File #8-1070-15).

Mr. Robert Kalisz, Planner II, said the majority of the buildings on this property are located in the rear with car storage and parking in the front. The original structure was built in the late 1970's or early 1980's. The current owner purchased the property in the 1980's and made some additions to the property. The request is to remove an attached building and add to the front of the main building, facing Broadway. The applicant is proposing block materials to match the existing building and other area buildings. An alternative buffer is requested and the adjacent property owner is not requesting a bufferyard. Customers will come into the main building and the additional buildings to the rear will be storage only.

Chair Dempsey asked Mr. Reifschneider if there were any engineering concerns with the request. Mr. Reifschneider said there are no engineering concerns with the request.

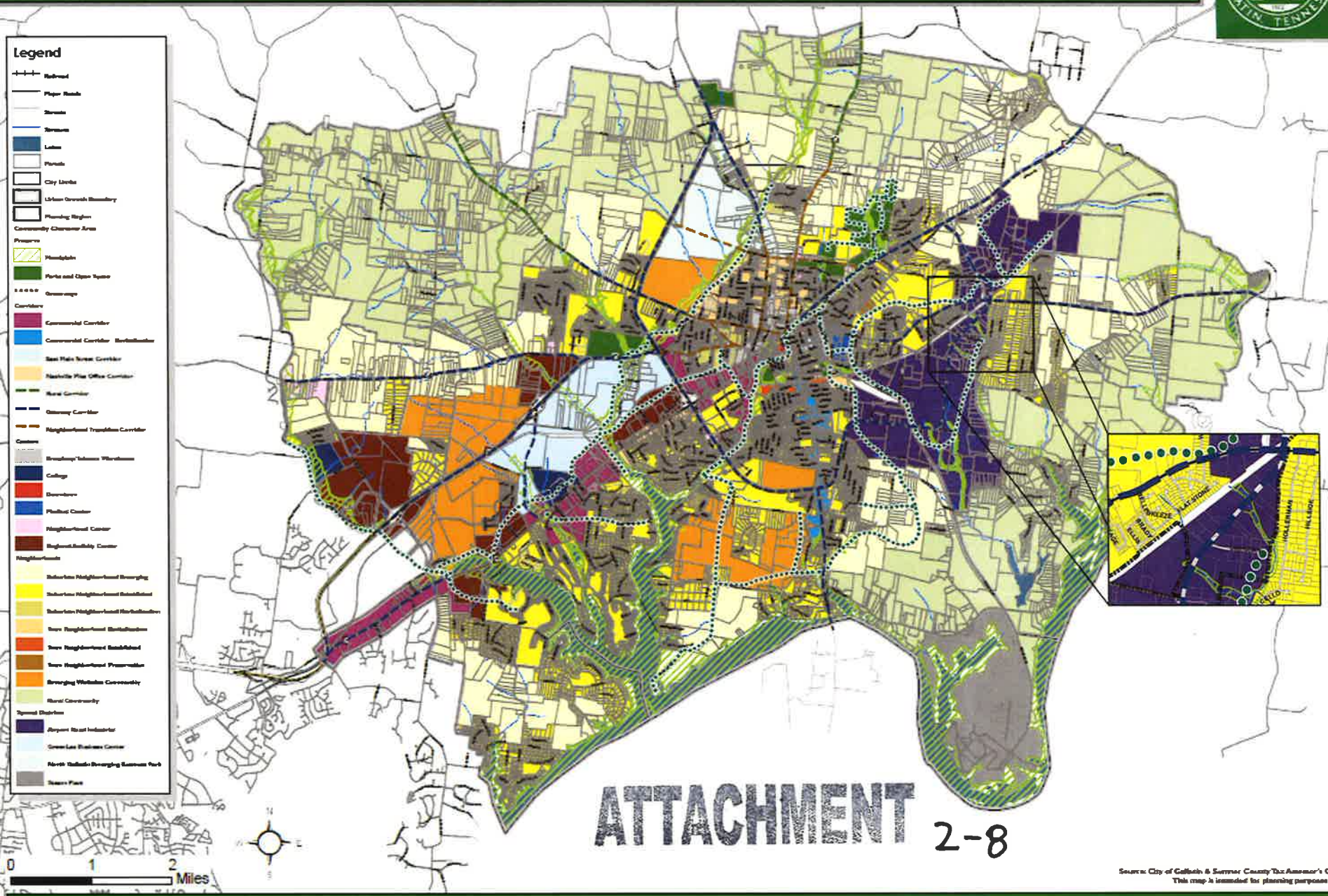
Mr. Richard Jones, with Rogers Engineering Group, said he had no additional comments.

Chair Dempsey said the proposed building fits the neighborhood architecture.

Mr. McCord asked what the alternative buffer plan is for the east side of the property. Mr. Jones said a letter is expected from the adjacent property owner stating he does not require a bufferyard.

Mr. McCord asked the Planning Commission to consider that any large trees may interfere with overhead wires that run along the property boundary. Therefore, any required buffer should be low shrubs or trees.

Exhibit 3.1: Community Character Map



Source: City of Gallatin & Sumner County Tax Assessor's Office
This map is intended for planning purposes only.

Prepared by: MACTEC

Gallatin On The Move 2020

General Development & Transportation Plan

SPECIAL AREA CHARACTER CATEGORY

A district or area that presently does not fit or is not envisioned fitting into the other categories presented. The area may, for instance, have singular characteristics not likely to be replicated elsewhere within the community

- Steam Plant
- Airport Road Industrial
- GreenLea Business Center
- North Gallatin Emerging Business Park

Gallatin Industrial Park

STEAM PLANT

General Description of Existing Development Patterns

The Gallatin Steam Plant is operated by the Tennessee Valley Authority (TVA), and produces electricity for approximately 300,000 homes in its service area. The plant has been in operation since 1959. It is located south of the City limits on the north bank of the Cumberland River. Land north of the plant is largely undeveloped, though there is some residential development nearby that is generally located overlooking Old Hickory Lake.

Location

Areas within this character area include the following:

- South of the city limits along the banks the Cumberland River

Intent

- Prevent adverse impacts to natural resources and surrounding population
- Provide adequate landscaping buffers
- Accommodate needed operational levels for the plant

Development Strategies

- Depict clear boundaries and transitions between the edge of the area and adjacent areas, to prevent visual and physical encroachment

Implementation Measures

- Coordinate with TVA, if necessary

STEAM PLANT

Anticipated level of change:

- Low

Transportation

- High level of service
- Roads characterized by curb, gutter with wide-sidewalks and pedestrian orientation

Infrastructure

- N/A

Greenspace

- Adjacent Preserve areas

Primary Land Uses

- Transportation/Communication/Utilities

Appropriate Intensity

- Not applicable

Applicable Zoning Districts

Existing Zoning Districts

- IR and IG

Proposed Zoning Districts

- No proposed new districts

ATTACHMENT 2-9

AIRPORT ROAD INDUSTRIAL

General Description of Existing Development Patterns

The Airport Road Industrial special area is characterized by large lots with large-scale industrial and warehousing buildings deeply set back on the lot and surrounded by surface parking lots. Building types range from large metal buildings with limited brick and stone façade treatments to two-story office buildings with residential character. Landscaping is required by the Zoning Ordinance.

The area includes employment uses, but has few other commercial and services uses to serve workers and patrons of these businesses. Airport Road Industrial also includes the Sumner County Regional Airport.

The land here is used in low and high intensity manufacturing, wholesale trade, distribution, assembly, processing. These uses may in some cases generate nuisance characteristics. As a result, residential uses are not appropriate in this character area, but should be located in adjacent and nearby areas in order to provide housing near employment centers.

Location

Areas within this character area include the following:

- Developed and developing portions of Airport Road from north of Coles Ferry Road to US-31E/East Broadway, including the Gallatin Industrial Park and surrounding area

Intent

- Provide diverse industry

Development Strategies

The development pattern should seek to:

- Protect air and water quality
- Prevent adverse impacts to natural resources and surrounding population
- Address traffic impacts and circulation in site design
- Provide adequate buffers and limit visibility of industrial operations/parking from the public right of way
- Preserve existing residential areas on the fringe of the character area, but discourage expansion of residential uses in the character area

Implementation Measures

☞ *Adopt updated requirements for PBP Zoning District*

AIRPORT ROAD INDUSTRIAL

Anticipated level of change:

- Medium

Transportation

- High level of service
- Medium level of connectivity
- Properties accessed by public roads, railroad
- Regular-shaped, long blocks
- Roads characterized by curb, gutter

Infrastructure

- Public water and sewer available
- Civic spaces such as greenways, parks, common areas

Greenspace

- Adjacent Preserve areas
- Neighborhood and pocket parks

Primary Land Uses

- Light Industry
- Business Parks
- Warehouses
- Commercial
- Transportation/Communication/Utilities
- Commercial/Office/Retail
- Public/Institutional

Appropriate Intensity

- 0.5 FAR

Applicable Zoning Districts

Existing Zoning Districts

- IR, PBP, IG

Proposed Zoning Districts

- PBP (proposed updates)

ATTACHMENT 2-10

CORRIDOR CHARACTER CATEGORY

Corridors form the boundaries between neighborhoods and districts in the City, both connecting and defining them. Six Corridor Character Category character areas are described in the following pages as follows:

- **Rural Corridor** – Scenic, relatively undeveloped, rural high-capacity corridors where character preservation is recommended
- **Gateway Corridor** – Major entryways into the City where quality development is encouraged
- **Neighborhood Transition Corridor** – Important connector corridors where revitalization and neighborhood conservation is recommended
- **East Main Street Corridor** – Important corridor that connects Downtown to the Medical District where revitalization is recommended that would create a mixed-use, pedestrian friendly corridor
- **Commercial Corridor Revitalization** – Commercial corridors where revitalization is recommended that includes a mix of uses
- **Commercial Corridor Established and Emerging** – Stable commercial corridors where development is encouraged.
- **Nashville Pike Office Corridor** – Emerging office corridor defined by former suburban residential structures that have converted to office uses that has preserved the residential character while accommodating new business.

Rural Corridor along Hartsville Pike

Residential structure converted to a medical office use located in the Nashville Pike Office Corridor character area

GATEWAY CORRIDOR

General Description of Existing Development Patterns

Gateway Corridor is an **overlay character area** representing developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community. In addition to meeting area residents' shopping needs, the corridor acts as a gateway to the City. Community recognizes that these corridors should provide a more pleasant appearance to those entering the City than currently presented.

Gateway Corridors are developed as a continuous system along a highway, street, or greenway. The appearance of these visual corridors is an important first impression of the Gallatin's character. The major gateways into Gallatin along main travel corridors can convey the City's identity by utilizing characteristic design elements that reflect Gallatin's character. Defining elements of Gateway Corridors may include landscaping, unique signage, banners, lighting and other streetscape elements in addition to landmark elements. This gateway is often developed to signify a high-profile corridor or district.

Through proper design, the entrances or gateway treatments should provide a strong sense of identity and arrival to the City.

Locations

Several main entrance corridors warrant consideration. These include:

- SR-109 Bypass and portions of the corridor north of the intersection with North Water Avenue in North Gallatin and south of the intersection with Airport Road in South Gallatin.
- North Water Avenue from SR-109 to Hatten Track Road
- US-31E/Nashville Pike from the west city limits to Station Camp Creek
- US-31E/East Broadway East Jackson Street
- SR-25/Hartsville Pike from Cairo Road to the east city limits
- SR-25/Red River Road from Bradford Drive to East Camp Creek
- SR-174/Long Hollow Pike from Station Camp Creek to SR-109 Bypass
- SR-386/Vietnam Veterans Boulevard
- Airport Road (US-31E to Bypass)
- GreenLea Boulevard from SR-386 interchange to US-31E/Nashville Pike

GATEWAY CORRIDOR

Anticipated level of change:

- Low

Transportation

- High level of service
- High level of connectivity
- Properties accessed by individual easements, private driveways, public roads
- Shared driveways/access management
- Roads characterized by combination of grassy swales and curb-and-gutter cross sections

Infrastructure

- Public water available
- Public sewer available or planned

Greenspace

- Adjacent Preserve areas
- Provided typically via large-scale private properties

Primary Land Uses

- Not applicable

Appropriate Intensity

- 0.75 FAR

Applicable Zoning Districts

Existing Zoning Districts

- Not applicable

Proposed Zoning Districts

- Gateway Corridor Overlay (new)

Intent

- Provide for interesting, attractive entrances into the City that set Gallatin apart and provide a quality sense of place

Development Strategies

- Incorporate streetscape enhancements such as landscaping and decorative streetlights to improve the overall appearance of the corridors
- Focus on appearance with appropriate signage, landscaping and other beautification measures
- Manage access to keep traffic flowing using wayfinding signage to clustered developments
- Retrofit or mask existing strip development or other unsightly features as necessary

Implementation Strategies

☞ *Gateway Corridor Overlay District*

Kennesaw Farms development located on Nashville Pike in west Gallatin

Entrance to the Hunt Club office development on Nashville Pike provides a good example of quality development along the Gateway Corridor

Segmental Block Wall (Typical shape and color-Allan Block or equal))

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ATTACHMENT 2-11

8-1069-15

LITHONIA LIGHTING®

Catalog Number	ATTACHMENT 2-12
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — Outdoor storage areas, warehouse and factory perimeters and loading docks.

CONSTRUCTION — Rugged, corrosion-resistant, die-cast aluminum. Corrosion-resistant external hardware includes slotted hex-head fasteners.

Finish: Standard finish is electrostatically-applied, oven-cured, dark bronze (DDB) corrosion-resistant polyester powder paint.

OPTICS — Reflector is specular anodized aluminum. Refractor is prismatic borosilicate glass which is sealed and gasketed to inhibit the entrance of outside contaminants.

ELECTRICAL — Electrical components are mounted in hinged front cover that includes primary and secondary electrical disconnect.

Ballast: Low pressure sodium: High reactance, high power factor. High pressure sodium: 70-150W is high reactance, high power factor. Constant wattage autotransformer for 200-400W. Metal halide: 70-150W is high reactance, high power factor and is standard with pulse-start ignitor technology. SCWA not required. Constant wattage autotransformer for 175-400W. Super CWA (pulse start ballast), 88% efficient and EISA legislation compliant, is required for metal halide 151-400W (SCWA option) for US shipments only. CSA, NOM or INTL required for probe start shipments outside of the US. Pulse-start ballast (SCWA) required for 200W, 320W, or 350W. Ballast is 100% factory-tested.

Socket: Porcelain, horizontally oriented, single-ended bayonet base socket for 35W low pressure sodium; medium base socket for 70-150W; and mogul base socket for 175W and above, with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W, 600V.

INSTALLATION — Back housing is separated from front housing, eliminating ballast weight and promoting easy handling. Top 3/4" threaded wiring access. Back access through removable 3/4" knockout. Feed-thru wiring can be achieved by using a condulet tee. Mount on any vertical surface. **Not recommended in applications where a sprayed stream of water can come in direct contact with glass lens.**

LISTINGS — UL Listed (standard). CSA or NOM Certified (see Options). UL listed for 25°C ambient and suitable for wet locations. IP65 rated (250 watt and below) or IP54 rated (400 watt) in accordance with IEC Standard 529.

Note: Specifications subject to change without notice.

Wall Packs

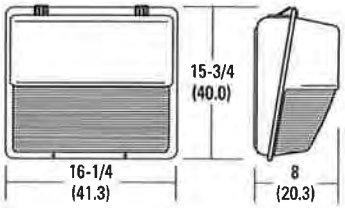
TWH

METAL HALIDE: 70W - 400W
HIGH PRESSURE SODIUM: 70W - 400W
LOW PRESSURE SODIUM: 35W
8' to 25' Mounting

Specifications

Height: 15-3/4 (40.0)
Width: 16-1/4 (41.3)
Depth: 8 (20.3)
*Weight: 29.95 (13.59kg)

All dimensions are inches (centimeters) unless otherwise indicated.
*Weight as configured in example below.



ORDERINGINFORMATION For shortest lead times, configure product using **standard options (shown in bold).**

Example: TWH 250M TB SCWA LPI

TWH						
Series	**Wattage**		**Voltage**	**Ballast**	**Options**	**Finish**[15]	**Lamp**[17]
TWH	Low pressure sodium[1] 35L High pressure sodium[1] 70S 100S 150S[2] 200S **250S** **400S**	Metal halide 70M[1,3] 100M[1] **150M** **175M**[4] 200M[5] **250M**[6] 320M[5] 350M[4,5] **400M**[6,7] Ceramic metal halide 70MHC[1,3] 100MHC[1] 150MHC	**120** 208[8] 240[8] **277** **347** 480[8] **TB**[9] 2305HZ[10]	**(blank)** Magnetic ballast CWI Constant wattage isolated **SCWA** Super CWA pulse start ballast Note: For shipments to U.S. territories, SCWA must be specified to comply with EISA.	Shipped installed in fixture SF Single fuse (120, 277, 347V) DF Double fuse (208, 240, 480V) EC Emergency circuit[11] QRS Quartz restrike[11] QRSTD Quartz restrike system with time delay[10, 11] **PE** Photoelectric cell - button type[3] PER NEMA twist-lock receptacle[12] FS Full shield TP Tamper proof screws **CSA** Listed and labeled to comply with Canadian Standards NOM NOM Certified[10] INTL Available for MH probe start shipping outside the U.S. REGC1 California Title 20 effective 1/1/2010 Shipped separately[13] PE1 NEMA twist-lock PE (120V/208V/240V) PE3 NEMA twist-lock PE (347V) PE4 NEMA twist-lock PE (480V) PE7 NEMA twist-lock PE (277V) SC Shooting cap for PER option VG Vandal guard[14] WG Wire guard[14]	**(blank)** Dark bronze **DNA** Natural aluminum **DBL** Black **DMB** Medium bronze **DWH** White CR Enhanced corrosion resistant CRT Non-stick protective coating[16]	**LPI** Lamp included **L/LP** Less lamp

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Notes

1 Not available with SCWA.
2 Operates 55V lamp.
3 Not available with 480V.
4 These wattages do not comply with California Title 20 regulations.
5 Must be ordered with SCWA.
6 These wattages require the REGC1 option to be chosen for shipments into California for Title 20 compliance. 250M REGC1 is not available in 347 or 480V.
7 Requires T-15, ED or BT28 reduced jacket lamp.
8 Must specify CWI for use in Canada.
9 Optional multi-tap ballast (120, 208, 240, 277V); in Canada (120, 277, 347V).
10 Consult factory for available wattages.
11 Max allowable wattage lamp included.
12 Photocell not included.
13 May be ordered as an accessory.
14 Prefix with TWH when ordered as an accessory. Requires field modification.
15 See www.lithonia.com/archcolors for additional color options.
16 Black finish only.
17 Must be specified. L/LP N/A MHC.

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SIGN

ATTACHMENT 2-13

8-1069-15

PROJECT NAME: AIRPORT SELF STORAGE PHASE 5
FILE # 8-1069-15

SITE SURETY COST CALCULATIONS

DATE: 9/17/2015

ITEM		UNIT	QTY.	$/UNIT	TOTAL
UTILITIES (from connection to building)					
GAS SERVICE (GPU)		LF	155	15.00	2325.00
WATER SERVICE (Per GPU)		LF	0	30.00	0.00
SEWER SERVICE (Per GPU)		LF	0	45.00	0.00
PAVING					
GRAVEL BASE COURSE (6 inch deep) p.366 (#0100)		SY	2070	7.19	14883.30
RIP RAP (3" to 6") (Per TDOT/Eng.)		TON	0	24.18	0.00
SURFACE COURSE - 1.5 inch p.368 (#0080)		SY	2034	5.82	11837.88
BINDER COURSE - 2 inch p.368 (#0120)		SY	1924	7.68	14776.32
BINDER COURSE - 2.5 inch p.368 (#0130)		SY	0	9.50	0.00
WEAR COURSE - 1 inch p.368 (#0300)		SY	0	3.95	0.00
WEAR COURSE - 1.5 inch p.368 (#0340)		SY	0	6.45	0.00
WEAR COURSE - 2 inch p.368 (#0380)		SY	0	8.58	0.00
CONCRETE					
CONCRETE WALKS (4" thick sidewalk) p.611(#1620)		SF	0	5.46	0.00
CURB & GUTTER - (24" wide) p.374 (#0430)		LF	0	18.80	0.00
6" MOUNTABLE CURB		LF	655	7.50	4912.50
DRAINAGE					
DRAINAGE PIPE - 12" p.484 (#2080)		LF	0	24.04	0.00
DRAINAGE PIPE - 15" p.484 (#2100)		LF	204	30.02	6124.08
DRAINAGE PIPE - 18" p.484 (#2120)		LF	0	32.11	0.00
DRAINAGE PIPE - 24" p.484 (#2140)		LF	0	38.19	0.00
DRAINAGE PIPE - 30" p.484 (#2160)		LF	0	51.55	0.00
DRAINAGE PIPE - 36" p.484 (#2180)		LF	0	58.55	0.00
DRAINAGE PIPE - 48" p.484 (#2200)		LF	0	83.45	0.00
DRAINAGE PIPE - 60" p.484 (#2220)		LF	0	128.15	0.00
TRENCH DRAIN/GRATE (medium) p.243 (#6670)		LF	1	49.35	49.35
HEADWALLS (Per Eng.)		EA	1	1000.00	1000.00
INLETS/CATCH BASINS (Per Eng.)		EA	4	2000.00	8000.00
MANHOLES (Per Eng.)		EA	0	2000.00	0.00
RETAINING WALL (w/reinforcement) p.387 (#7140 + #7260)		SF	0	20.50	0.00
SEGMENTAL RETAINING WALL		SF	528	18.00	9504.00
LANDSCAPING (Bufferyard only)					
LARGE DECIDUOUS TREES (Per estimates)		EA	7	200.00	1400.00
FLOWERING/PINE TREES (Per estimates)		EA	4	150.00	600.00
SHRUBS (Per estimates)		EA	37	60.00	2220.00
SOD (1 inch deep) p. 396 (#0020)		SF	0	0.25	0.00
FINAL STABILIZATION (Seed & Straw) (Per Eng.)		SF	18,035	0.03	450.88
MISC.					
FIRE HYDRANT (Per GFD)		EA	0	2500.00	0.00
				SUBTOTAL	$ 78,083.31
				OH&P@10%	7808.33
				GRAND TOTAL	**$ 85,891.64**
REFER TO G.Z.O. SECTION 15.03.080 *SURETY REQUIRED*					
Page and item numbers refer to 2012 RSMeans Site Work and Landscape Cost Data					

ATTACHMENT 2-14

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GENERAL NOTES:

1. THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS, AND ALL OTHER APPLICABLE RULES, REGULATIONS AND LAWS OF ANY OTHER AUTHORITY WITH JURISDICTION TO GOVERN SUCH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING SUCH CONSTRUCTION ACTIVITIES TO INSURE FULL COMPLIANCE AT ALL TIMES.

2. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT CITY OF GALLATIN SUBDIVISION REGULATIONS (INCLUDING SPECIFICATIONS FOR PUBLIC WORKS PROJECTS) ON THE CONSTRUCTION PROJECT AT ALL TIMES, AND REFERENCE SHALL BE MADE TO THEM FOR PROPER MATERIALS, METHODS, ETC. REGARDING CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES, AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAKES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SURVEYING REFERENCE POINTS, HUBS, AND LOT CORNERS DURING THE CONSTRUCTION PROCESS AND SHALL BEAR THE EXPENSE FOR REPLACING ANY SUCH OBJECTS DAMAGED DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS, INCLUDING ALL PUBLIC INSPECTION FEES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY, AND FOR INJURY TO ANY PERSON OCCURRING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULTS FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS, OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.

7. ANY DAMAGE TO IMPROVEMENTS PRIOR TO FINAL PROJECT ACCEPTANCE BY THE CITY OF GALLATIN OR THE OWNER SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET CURRENT SPECIFICATIONS. ALL EXPENSES ASSOCIATED WITH SUCH REPAIR OR REPLACEMENT SHALL BE PAID BY THE APPROPRIATE CONTRACTOR.

8. LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATING ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT (AS DIRECTED) TO ANY UTILITIES DAMAGED DURING CONSTRUCTION. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL **1-800-351-1111** FOR UNDERGROUND UTILITY LOCATIONS.

9. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE TENNESSEE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES STORM WATER DISCHARGE. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR ON A REGULAR BASIS IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

10. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY BRIDGES SURVEYING. DRAWING DATED 11-21-2014.

11. A TITLE SEARCH NOR TITLE POLICY WAS PROVIDED. THEREFORE, THIS SURVEY IS SUBJECTED TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.

12. BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).

13. A REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C0176G, EFFECTIVE DATE APRIL 17, 2012, SHOWS THIS PROPERTY TO BE IN ZONE X AND NOT A SPECIAL FLOOD HAZARD AREA.

14. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SITE PLAN.

15. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.

16. NO GEOTECHNICAL ENGINEERING REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SITE PLAN.

GENERAL NOTES (CONTINUED):

19. PERFORMANCE STANDARD COMPLIANCE
ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.

20. INDUSTRIAL PRETREATMENT
THE PROPOSED PROJECT SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEWER USE REGULATIONS.

21. SIGNAGE
MONUMENT SIGNAGE IS BEING PROPOSED AT THIS TIME. SIGNAGE MUST BE REVIEWED, AND APPROVED PRIOR TO INSTALLATION.

22. PHOTOMETRIC PLAN
OUTDOOR LIGHTING SHALL COMPLY WITH THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.80. EXTERIOR WALL-MOUNT LIGHTING IS PROPOSED FOR THIS BUILDING. FOOT-CANDLES AT PROPERTY LINE WILL BE MAX 1.0. NO ADDITIONAL PARKING LIGHTING IS PROPOSED.

23. TRASH COLLECTION
NO TRASH PICKUP WILL BE PROVIDED WITH THIS PROPOSED DEVELOPMENT. THIS SITE (INCLUDING ANY REQUIRED TRASH REMOVAL) WILL BE MANAGED FOR THE EXISTING SITE AT 760 AIRPORT ROAD.

24. HVAC UNITS
HVAC UNIT LOCATIONS WILL BE IN THE BUILDING ALCOVES AT THE ENTRANCE DOORS.

25. SIDEWALKS
NO SIDEWALKS ARE PROPOSED WITH THIS DEVELOPMENT.

26. ALTERNATE ARCHITECTURAL ELEVATIONS
THIS SUBMITTAL REQUEST ALTERNATE ARCHITECTURAL SIDING OF METAL IN LIEU OF 70% BRICK OR STONE. ADDITIONAL PLANT SCREENING IS SHOWN AS AN ALTERNATE.

27. STORAGE UNITS
INTERIOR: 26
EXTERIOR: 42

FACING AIRPORT ROAD
5' WIDE: 4
10' WIDE: 4

28. SEGMENTAL RETAINING WALL
WALL COLOR IS TO MATCH BUILDING. DESIGN FOR THE TIE-BACKS TO BE PROVIDED TO THE CODES DEPARTMENT PRIOR TO CONSTRUCTION. WALL TO BE 4' IN EXPOSED HEIGHT. OVER 4' REQUIRES A SEPARATE BUILDING PERMIT.

29. STORMWATER MAINTENANCE AGREEMENT
A STORMWATER MAINTENANCE AGREEMENT FOR THIS SITE IS RECORDED IN THE OFFICE OF THE R.O.S.C., TN IN RB___ PAGE___

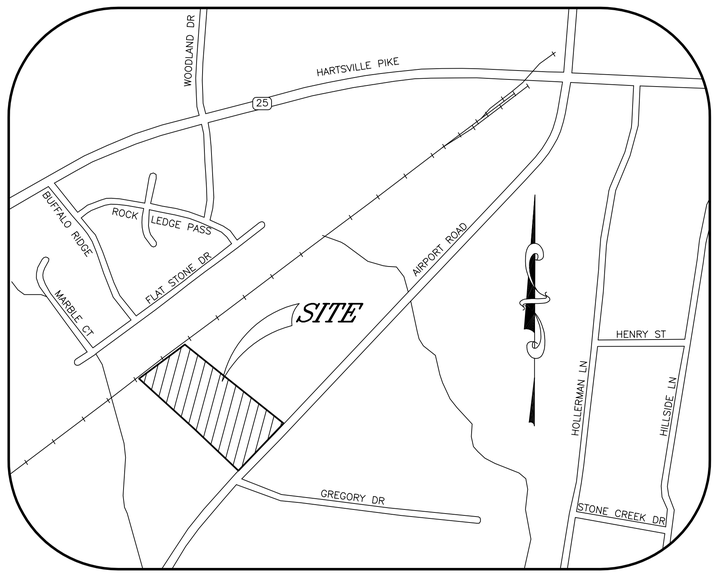
30. STORMWATER RUNOFF REDUCTION
SRR IS NOT REQUIRED FOR THIS SITE.

BENCHMARK:

TBM
OPENING NUT ON FIRE HYDRANT.
ELEVATION = 611.86 (NAVD 88)

PLAN SHEET INDEX:

DESCRIPTION	SHEET
COVER SHEET	C 1.0
SITE PLAN	C 2.0
GRADING PLAN	C 3.0
EROSION PLAN "A"	C 4.0
EROSION PLAN "B"	C 5.0
EROSION DETAILS	C 6.0
LANDSCAPE PLAN	C 7.0
LIGHTING PLAN	C 8.0
PAVING AND DRAINAGE DETAILS	C 9.0



PROJECT DESCRIPTION:

THIS PROJECT PROPOSES THE ADDITION OF AN 8,400 SF SELF-SERVING STORAGE FACILITY CONTAINING BOTH CLIMATE CONTROLLED AND NON-CLIMATE CONTROLLED UNITS. EXISTING ON THIS PARCEL IS A 7,500 SF TOOL & DIE SHOP (BLOCK EXTERIOR).

ESTIMATED CONSTRUCTION SCHEDULE:

BEGIN: NOVEMBER 1, 2015
END: APRIL 1, 2016

STATEMENT OF FINANCIAL RESPONSIBILITY:

JAMES R. RAMSEY WILL BE FINANCIALLY RESPONSIBLE FOR ALL IMPROVEMENTS SHOWN ON THIS PLAN.

PLAN APPROVAL

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY ME AND ARE APPROVED WITH THE EXCEPTION OF SUCH MODIFICATIONS INDICATED BY ME ON THE THE PLANS.

ENGINEERING DIVISION _____ DATE _____

CITY ENGINEER _____ DATE _____

PAVING AND DRAINAGE NOTES:

1. DRAINAGE SYSTEM RIP-RAP SHALL BE PLACED IN SUCH A MANNER AS TO ACHIEVE MAXIMUM INTERLOCKING TIGHTNESS.

2. DURING CONSTRUCTION EXPOSE THE MINIMUM AREA OF SOIL FOR THE MINIMUM TIME POSSIBLE. CONTROL DUST BY WATERING OR OTHER METHOD APPROVED BY THE CITY OF GALLATIN.

3. EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE GENERAL NPDES PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PERMIT NO. TNR100000). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF.

4. ALL STUMPS, LARGE ROCK, CONCRETE, SCRAP MATERIALS, TRASH AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

5. COMPACTION REQUIREMENTS FOR ROADWAYS AND PAVEMENT – ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION. COMPACTION REQUIREMENTS FOR BUILDING PADS – ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED WITH SHEEPS-FOOT VIBRATORY COMPACTOR TO 98% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.

6. PROJECT BENCHMARK, AS SHOWN ON PLANS

7. ALL DRAINAGE PIPE BELOW ROADWAYS TO BE:
CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

DRAINAGE PIPE BELOW PAVE AREAS TO BE:
(1) CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING
(COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

(2) CMP (CORRUGATED METAL PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

DRAINAGE PIPE OUTSIDE OF ROADWAY TO BE:
(1) CLASS I OR CLASS III RCP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE NATIVE SOIL COMPACTED.

(2) OR HDPE (SMOOTH INSIDE BORE) WITH 6" STONE BEDDING AND BACKFILLED TO THE SPRINGLINE WITH PUG IN 4" LIFTS COMPACTED TO 95% STD PROCTOR. PUG THEN TO BE PLACED IN 6" LAYERS AND LIGHTLY TAMPED TO 12" ABOVE THE TOP OF THE PIPE CORRUGATION. REMAINDER OF BACKFILL TO BE NATIVE SOIL COMPACTED.

(3) CMP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG TO ONE FOOT ABOVE PIPE THE REMAINDER TO BE NATIVE SOIL COMPACTED.

8. ALL DITCHES TO RECEIVE COVER TREATMENT AS SHOWN ON PLANS.

9. THE PAVING TRANSITION AT EXSTING STREETS SHALL BE SMOOTH IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT, FIELD ADJUST AS NECESSARY.

10. CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING.

11. A TDEC NOC IS REQUIRED FOR THIS PROJECT.

12. REFER TO "GENERAL NOTES" FOR ADDITIONAL INFORMATION RELATING TO THIS CONSTRUCTION PROJECT.

PARKING REQUIREMENTS

TYPE	REQUIRED SPACES	EXISTING	PROPOSED	TOTAL
INDOOR STORAGE (8,400 SF)	(1 SPC / 5000 SF) x 8,400 SF = 2	–	30' DRIVE AREA*	–

* NO PARKING ALLOWED OTHER THAN SELF-STORAGE ACCESS BY 30' DRIVE AREA.

BUFFER YARD REQUIREMENTS

	ORDINANCE	EXISTING	PROPOSED
IR TO IR	NONE REQ'D	NONE	NONE
IR TO RAILROAD	NONE REQ'D	NONE	NONE

IR BULK AND AREA REGULATIONS

	ORDINANCE	EXISTING	PROPOSED
MAXIMUM LOT COVERAGE	50%	3.91%	6.29%
MAXIMUM BUILDING HEIGHT	80 FT	–	9.96 FT R.H.
FRONT YARD	20 FT	20 FT	20 FT
SIDE YARD	15 FT	15 FT	15 FT
REAR YARD	20 FT	450 FT	20 FT
MINIMUM BUILDING SETBACK LINE	55 FT	55 FT	87.68 FT

SITE DATA TABLE

OWNER / DEVELOPER	JAMES R. RAMSEY P.O. BOX 492 GALLATIN, TN 37066 615-452-7229
SITE LOCATION	718 AIRPORT ROAD
TAX MAP	112
PARCEL	94.00; RB 3585, PG 276 R.O.S.C., TN
ACREAGE	4.403 A
CURRENT ZONE	IR – INDUSTRIAL RESTRICTIVE
REQUESTED ZONE	IR – INDUSTRIAL RESTRICTIVE
EXISTING USE	LIMITED MANUFACTURING (TOOL AND DIE SHOP)
PROPOSED USE	LIMITED MANUFACTURING AND LIMITED WAREHOUSING (MINI STORAGE)

UTILITY OWNERS

WATER SEWER GAS	GALLATIN PUBLIC UTILITIES 239 HANCOCK STREET GALLATIN, TN 37066 CONTACT: DAVID GREGORY (615) 451-5922	TELEPHONE	AT&T 2501 PARK PLACE NASHVILLE, TN 3720 (615) 344-5288
ELECTRIC	GALLATIN DEPARTMENT OF ELECTRICITY 135 JONES STREET GALLATIN, TN 37066 CONTACT: MIKE TAYLOR (615) 452-5152	CABLE	COMCAST 840 SOUTH WESTLAND AVENUE GALLATIN, TN 37066 (615) 244-5900

AIRPORT SELF STORAGE PHASE 5

SITE PLAN
718 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE

ROGERS ENGINEERING GROUP
114B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
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AIRPORT SELF STORAGE
SITE PLAN
718 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

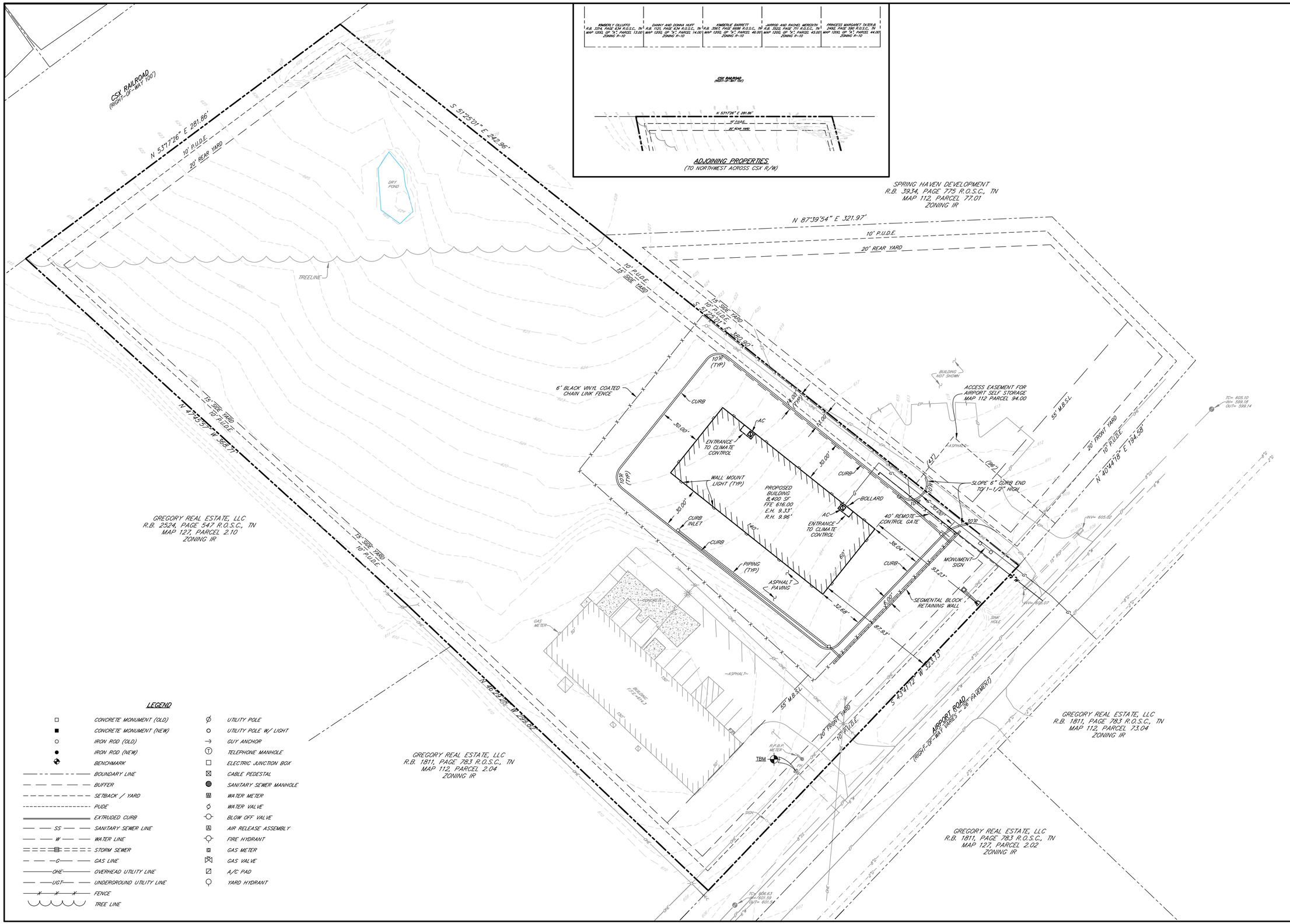
RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
NO. 015908
STATE OF TENNESSEE
9/17/2015

SHEET NO.
C 1.0

REVISIONS
REVISION 1: 9-17-15 PER PLANNING COMMENTS DATED 9-11-15

SHEET 1 OF 9

PROJECT #	15-029
DATE	26 AUGUST 2015



LEGEND

CONCRETE MONUMENT (OLD)	UTILITY POLE
CONCRETE MONUMENT (NEW)	UTILITY POLE W/ LIGHT
IRON ROD (OLD)	GUY ANCHOR
IRON ROD (NEW)	TELEPHONE MANHOLE
BENCHMARK	ELECTRIC JUNCTION BOX
BOUNDARY LINE	CABLE PEDESTAL
BUFFER	SANITARY SEWER MANHOLE
SETBACK / YARD	WATER METER
PUDE	WATER VALVE
EXTRUDED CURB	BLOW OFF VALVE
SS — SANITARY SEWER LINE	AIR RELEASE ASSEMBLY
W — WATER LINE	FIRE HYDRANT
STORM SEWER	GAS METER
G — GAS LINE	GAS VALVE
OHE — OVERHEAD UTILITY LINE	A/C PAD
UGT — UNDERGROUND UTILITY LINE	YARD HYDRANT
FENCE	
TREE LINE	

ROGERS ENGINEERING GROUP
114B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

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1-615-366-1987
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GRAPHIC SCALE
30 15 0 30
(IN FEET)
1 inch = 30 ft.

AIRPORT SELF STORAGE

SITE PLAN
718 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

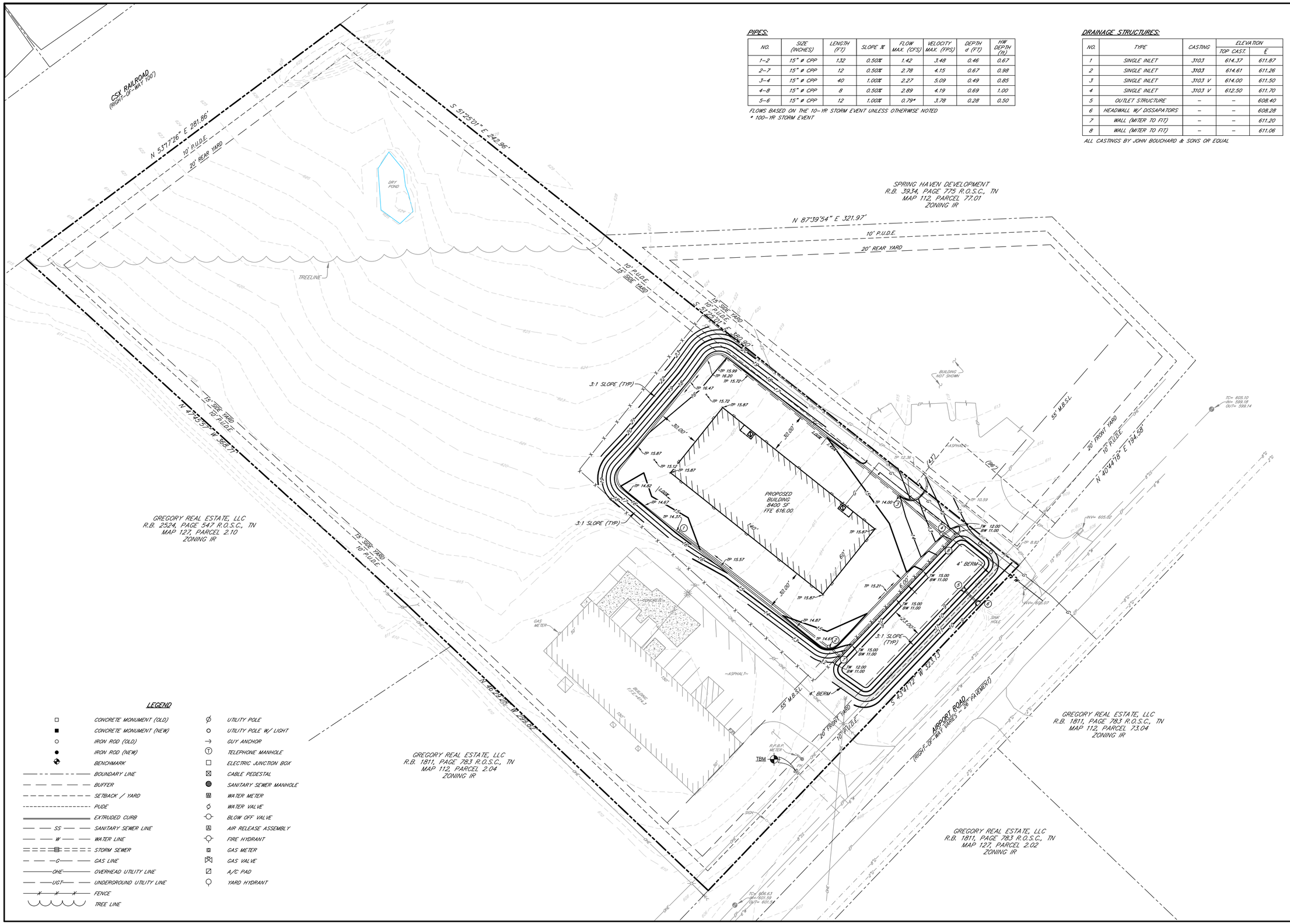
RICHARD M. JONES
REGISTERED ENGINEER
No. 015998
STATE OF TENNESSEE
9/17/2015

SHEET NO.
C 2.0

REVISIONS
REVISION 1: 9-17-15 PER PLANNING COMMENTS DATED 9-11-15

SHEET 2 OF 9

PROJECT #	15-029
DATE	26 AUGUST 2015



PIPES:

NO.	SIZE (INCHES)	LENGTH (FT)	SLOPE %	FLOW MAX. (CFS)	VELOCITY MAX. (FPS)	DEPTH d (FT)	HW DEPTH (ft)
1–2	15" ø CPP	132	0.50%	1.42	3.48	0.46	0.67
2–7	15" ø CPP	12	0.50%	2.78	4.15	0.67	0.98
3–4	15" ø CPP	40	1.00%	2.27	5.09	0.49	0.85
4–8	15" ø CPP	8	0.50%	2.89	4.19	0.69	1.00
5–6	15" ø CPP	12	1.00%	0.79*	3.78	0.28	0.50

FLOWS BASED ON THE 10-YR STORM EVENT UNLESS OTHERWISE NOTED
* 100-YR STORM EVENT

DRAINAGE STRUCTURES:

NO.	TYPE	CASTING	ELEVATION	
			TOP CAST.	℄
1	SINGLE INLET	3103	614.37	611.87
2	SINGLE INLET	3103	614.61	611.26
3	SINGLE INLET	3103 V	614.00	611.50
4	SINGLE INLET	3103 V	612.50	611.70
5	OUTLET STRUCTURE	–	–	608.40
6	HEADWALL W/ DISSAPATORS	–	–	608.28
7	WALL (MITER TO FIT)	–	–	611.20
8	WALL (MITER TO FIT)	–	–	611.06

ALL CASTINGS BY JOHN BOUCHARD & SONS OR EQUAL

LEGEND

CONCRETE MONUMENT (OLD)	UTILITY POLE
CONCRETE MONUMENT (NEW)	UTILITY POLE W/ LIGHT
IRON ROD (OLD)	GUY ANCHOR
IRON ROD (NEW)	TELEPHONE MANHOLE
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FENCE	
TREE LINE	

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AIRPORT SELF STORAGE

GRADING PLAN
718 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

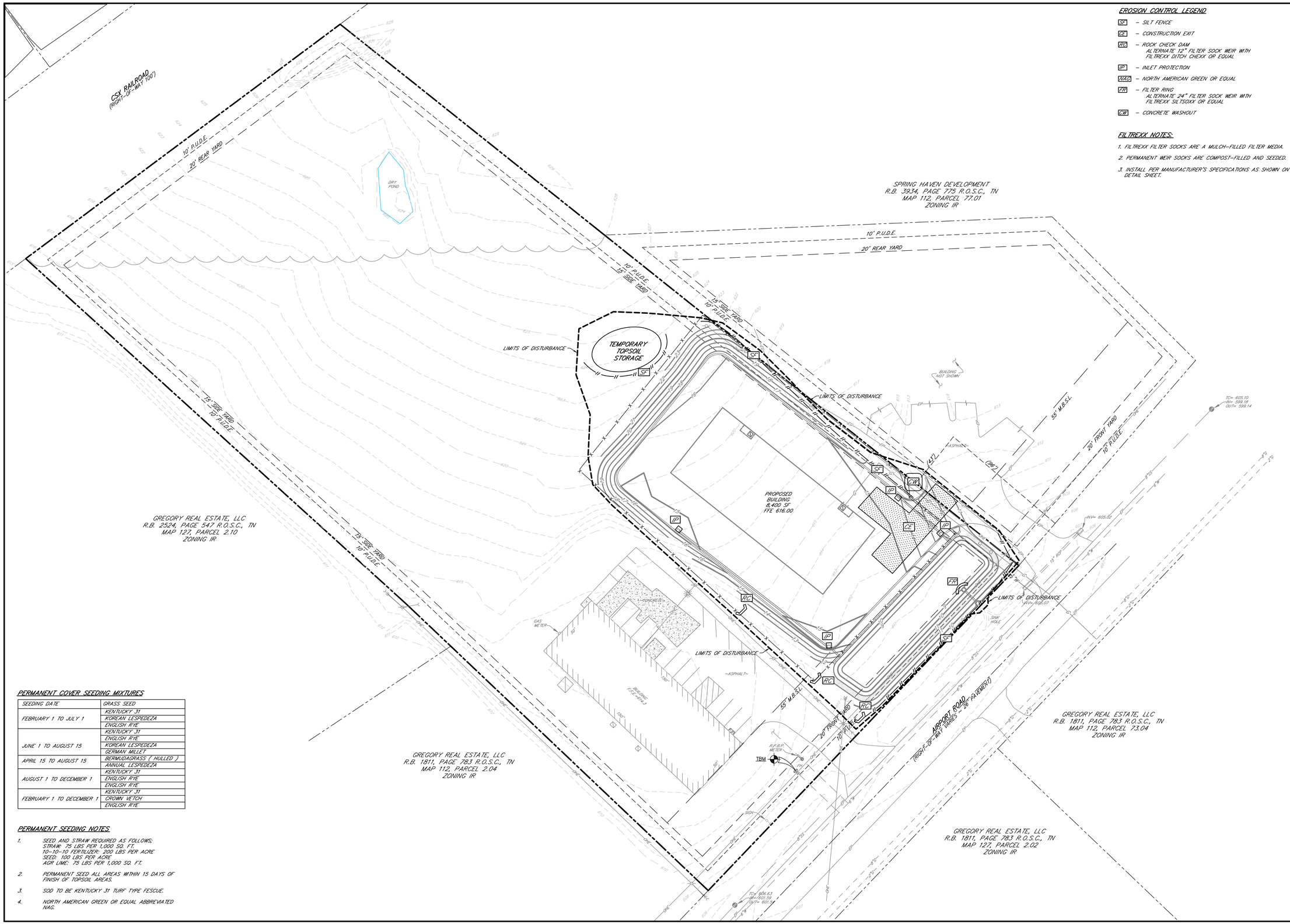
RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
No. 015908
STATE OF TENNESSEE
9/17/2015

SHEET NO.
C 3.0

REVISIONS
REVISION 1: 9-17-15 PER PLANNING COMMENTS DATED 9-11-15

SHEET 3 OF 9

PROJECT #	15-029
DATE	26 AUGUST 2015



EROSION CONTROL LEGEND

- SF – SILT FENCE
- CE – CONSTRUCTION EXIT
- RC – ROCK CHECK DAM
  ALTERNATE 12" FILTER SOCK WEIR WITH FILTREXX DITCH CHEXX OR EQUAL
- IP – INLET PROTECTION
- NAG – NORTH AMERICAN GREEN OR EQUAL
- FR – FILTER RING
  ALTERNATE 24" FILTER SOCK WEIR WITH FILTREXX SILTSOXX OR EQUAL
- CW – CONCRETE WASHOUT

FILTREXX NOTES:

1. FILTREXX FILTER SOCKS ARE A MULCH-FILLED FILTER MEDIA.
2. PERMANENT WEIR SOCKS ARE COMPOST-FILLED AND SEEDED.
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS AS SHOWN ON DETAIL SHEET.

PERMANENT COVER SEEDING MIXTURES

SEEDING DATE	GRASS SEED
FEBRUARY 1 TO JULY 1	KENTUCKY 31
	KOREAN LESPEDEZA
	ENGLISH RYE
JUNE 1 TO AUGUST 15	KENTUCKY 31
	ENGLISH RYE
	KOREAN LESPEDEZA
	GERMAN MILLET
APRIL 15 TO AUGUST 15	BERMUDAGRASS (HULLED)
	ANNUAL LESPEDEZA
AUGUST 1 TO DECEMBER 1	KENTUCKY 31
	ENGLISH RYE
	ENGLISH RYE
FEBRUARY 1 TO DECEMBER 1	KENTUCKY 31
	CROWN VETCH
	ENGLISH RYE

PERMANENT SEEDING NOTES

1. SEED AND STRAW REQUIRED AS FOLLOWS:
   STRAW: 75 LBS PER 1,000 SQ. FT.
   10-10-10 FERTILIZER: 200 LBS PER ACRE
   SEED: 100 LBS PER ACRE
   AGR LIME: 75 LBS PER 1,000 SQ. FT.
2. PERMANENT SEED ALL AREAS WITHIN 15 DAYS OF FINISH OF TOPSOIL AREAS.
3. SOD TO BE KENTUCKY 31 TURF TYPE FESCUE.
4. NORTH AMERICAN GREEN OR EQUAL ABBREVATED NAG.

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(IN FEET)
1 inch = 30 ft.

AIRPORT SELF STORAGE

EROSION PREVENTION AND SEDIMENT CONTROL PLAN
(INITIAL & DURING CONSTRUCTION)
716 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

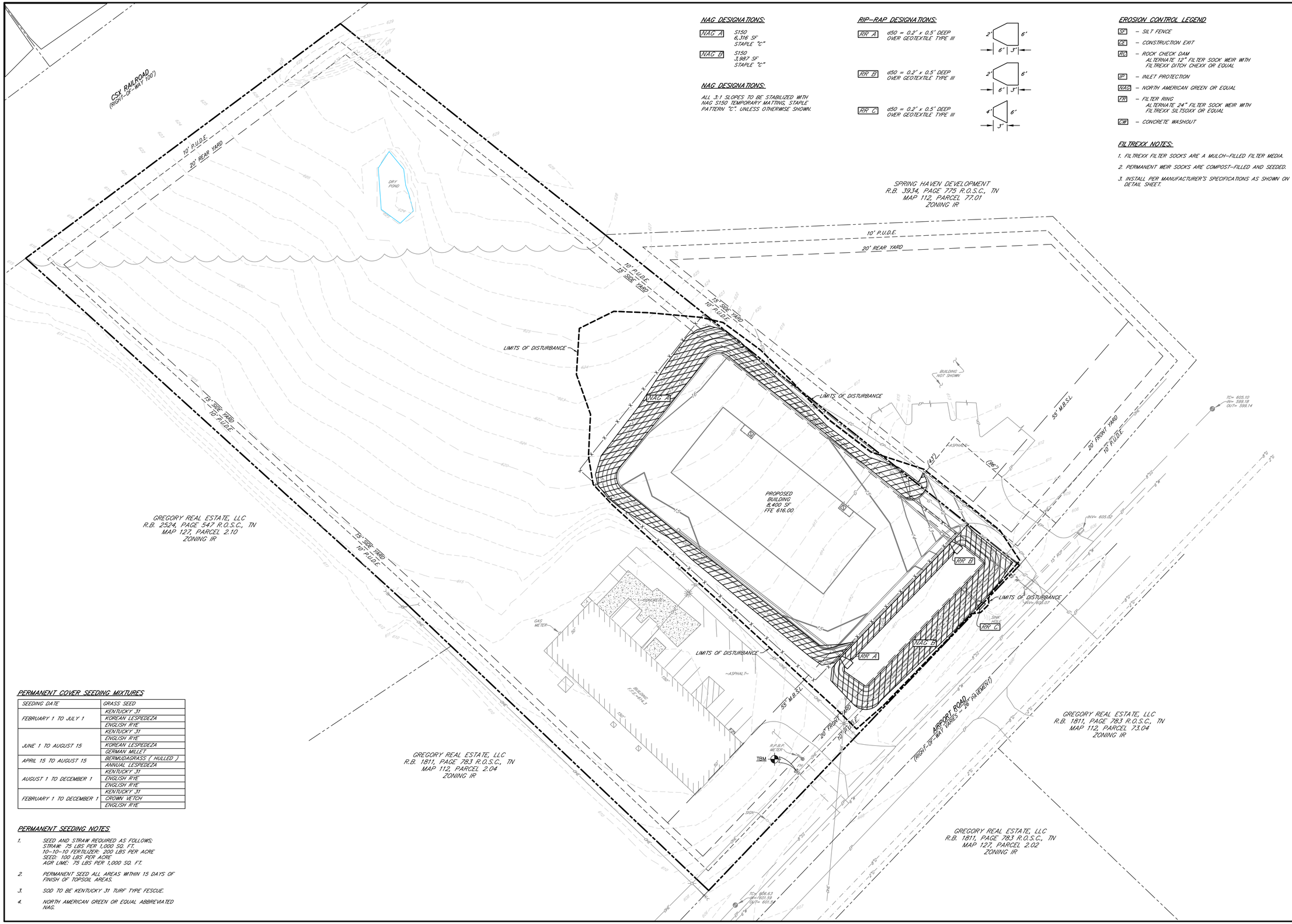
RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
No. 01590
STATE OF TENNESSEE
9/17/2015

SHEET NO.
C 4.0

REVISIONS
REVISION 1: 9-17-15 PER PLANNING COMMENTS DATED 9-11-15

SHEET 4 OF 9

PROJECT #	15-029
DATE	26 AUGUST 2015



NAG DESIGNATIONS:

NAG A	S150 6,316 SF STAPLE "C"
NAG B	S150 3,987 SF STAPLE "C"

NAG DESIGNATIONS:

ALL 3:1 SLOPES TO BE STABILIZED WITH NAG S150 TEMPORARY MATTING, STAPLE PATTERN "C", UNLESS OTHERWISE SHOWN.

RIP-RAP DESIGNATIONS:

RR A	d50 = 0.2' x 0.5' DEEP OVER GEOTEXTILE TYPE III
RR B	d50 = 0.2' x 0.5' DEEP OVER GEOTEXTILE TYPE III
RR C	d50 = 0.2' x 0.5' DEEP OVER GEOTEXTILE TYPE III

EROSION CONTROL LEGEND

- SF – SILT FENCE
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- RC – ROCK CHECK DAM
  ALTERNATE: 12" FILTER SOCK WEIR WITH FILTREXX DITCH CHEXX OR EQUAL
- IP – INLET PROTECTION
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FILTREXX NOTES:

1. FILTREXX FILTER SOCKS ARE A MULCH-FILLED FILTER MEDIA.
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PERMANENT COVER SEEDING MIXTURES

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FEBRUARY 1 TO JULY 1	KENTUCKY 31
	KOREAN LESPEDEZA
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	ENGLISH RYE

PERMANENT SEEDING NOTES

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1 inch = 30 ft.

AIRPORT SELF STORAGE

EROSION PREVENTION AND SEDIMENT CONTROL PLAN
(PERMANENT)
718 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
AND
LICENSED
LANDSCAPE ARCHITECT
No. 015905
STATE OF TENNESSEE
9/17/2015

SHEET NO.
C 5.0

REVISIONS
REVISION 1: 9-17-15 PER PLANNING COMMENTS DATED 9-11-15

SHEET 5 OF 9

PROJECT #	15-029
DATE	26 AUGUST 2015

EROSION AND SEDIMENT CONTROL NOTES:

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

THIS PROJECT WILL DISTURB MORE THAN 1 ACRE. A SWPPP IS REQUIRED FOR THIS PROJECT.

EXISTING SITE CONDITIONS

THE MAJORITY OF THIS SITE IS CURRENTLY UNDEVELOPED GRASSLAND WITH THE EXCEPTION OF AN EXISTING 7,500 SF BUILDING WITH WITH PARKING LOT. RUNOFF CURRENTLY FLOWS AS SHEET FLOW FROM NORTH TO SOUTH AND ONTO THE ADJACENT PROPERTIES. RUNOFF FROM THE EXISTING BUILDING AND PARKING LOT ARE DIRECTED INTO A GRASS-LINED DITCH WHICH FLOWS SOUTHEAST TO TO THE ROADSIDE DITCH ALONG AIRPORT ROAD. DITCH FLOW CONTINUES APPROXIMATELY 1,375 FT NORTHEAST TO A CULVERT UNDER AIRPORT ROAD THEN CONTINUES APPROXIMATELY 3,900 FT TO AN UNNAMED TRIBUTARY WHICH CONTINUES APPROXIMATELY 3.25 MILES TO OLD HICKORY LAKE. THE UNNAMED TRIBUTARY IS LISTED BY TDEC AS A 303d SEDIMENT IMPAIRED STREAM.

PROPOSED SITE CONDITIONS (NPDES PERMIT SECTION 3.5.1.a)

THIS PROJECT CONSISTS OF THE DEVELOPMENT OF 1.039 ± AC AS AN 8,400 SF MINI STORAGE FACILITY. THE MAJORITY OF THIS LOT WILL REMAIN UNDEVELOPED GRASS LAND. THE TOTAL DISTURBED AREA FOR ALL GRADING, DRAINAGE AND CONSTRUCTION ACTIVITIES FOR THIS PROJECT IS 1.039 ± AC. ALL RUNOFF FROM THE PROPOSED DEVELOPMENT WILL BE DIRECTED TO THE EXISTING GRASS-LINED DITCH WHICH WILL OUTFALL TO THE EXISTING DRAINAGE PATH.

303(d) SPECIAL REQUIREMENTS

THE RECEIVING WATERS ARE ON THE 303d LISTING AS A SEDIMENT IMPAIRED STREAM.

SPILLS AND NON-STORMWATER CONTINGENCIES

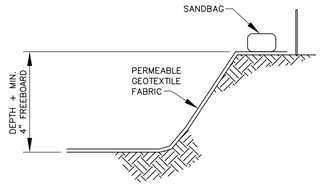
1. ALL FUELING OF EQUIPMENT AND VEHICLES ON SITE WILL BE CONDUCTED NEAR THE STAGING AREA. ANY SPILLAGE WILL BE REMOVED IMMEDIATELY. CONTAMINATED SOILS WILL BE PLACED ON HEAVY PLASTIC AND COVERED OR PLACED IN APPROVED CONTAINERS TO PREVENT CONTACT WITH STORM WATER.
2. ALL FUEL TANKS WILL BE IN THE CONTAINMENT AREA.
3. OILS, OTHER VEHICLE FLUIDS, PAINTS, AND SOLVENTS WILL BE STORED IN THE CONSTRUCTION TRAILER.
4. EQUIPMENT FUEL OR MAINTENANCE SPILLS OF 2 GALLONS OR MORE WILL BE REPORTED IMMEDIATELY TO A REPRESENTATIVE OF THE PRIMARY CONTRACTOR.
5. IF A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24-HOUR PERIOD, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE PERMITEE WHO SHALL THEN DO THE FOLLOWING: NOTIFY THE NATIONAL RESPONSE CENTER (NRC) (800-424-8802) AND THE TENNESSEE EMERGENCY MANAGEMENT AGENCY (TEMA) (EMERGENCIES: 800-262-3300; NON-EMERGENCIES: 800-262-3400); AS WELL AS THE LOCAL ENVIRONMENTAL ASSISTANCE CENTER. ALSO, ROGERS ENGINEERING GROUP WILL PREPARE A REVISION OF THIS DOCUMENT TO IDENTIFY MEASURES TO PREVENT THE REOCCURRENCE OF SUCH RELEASES.
6. CONCRETE TRUCKS WILL WASH OUT AT THE DESIGNATED AREA NEAR THE STAGING AREA.
7. EACH CONTRACTOR IS RESPONSIBLE TO PROVIDE LITTER CONTROL FOR TRASH GENERATED BY HIS CREW. A DUMPSTER FOR GARBAGE WILL BE LOCATED NEAR THE CONSTRUCTION TRAILER AND IS LIMITED TO GARBAGE AND PAPER TRASH ONLY.
8. PAINT CANS, OIL CANS, USED OIL, AND FILTERS WILL BE CONTAINED AND DISPOSED OF BY THE CONTRACTOR BY TAKING THEM TO THE SUMNER COUNTY RESOURCE AUTHORITY AT 625 RAPPAHANNOCK WIRE ROAD, GALLATIN, TN 37066.

DEVELOPMENT CONDITIONS

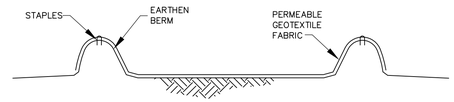
POST-DEVELOPED DRAINAGE WILL CONTINUE TO FOLLOW THE PRE-DEVELOPED DRAINAGE PATH. SEDIMENT CONTROL WILL BE BY BEST MANAGEMENT PRACTICES SHOWN ON THE EROSION AND SEDIMENT CONTROL PLANS.

IF THE CONTROLS ARE INSTALLED AND MAINTAINED CORRECTLY BUT ARE FOUND TO PROVIDE AN INADEQUATE LEVEL OF PROTECTION, THE DEVELOPER / PRIMARY CONTRACTOR / OR CERTIFIED DESIGNEE WILL MAKE REVISIONS TO THIS PLAN AND THESE REVISIONS WILL BE IMPLEMENTED BY THE CONTRACTOR.

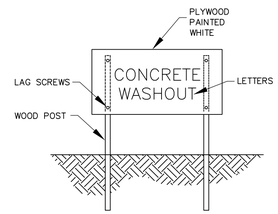
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
FILE NO. - 7.18



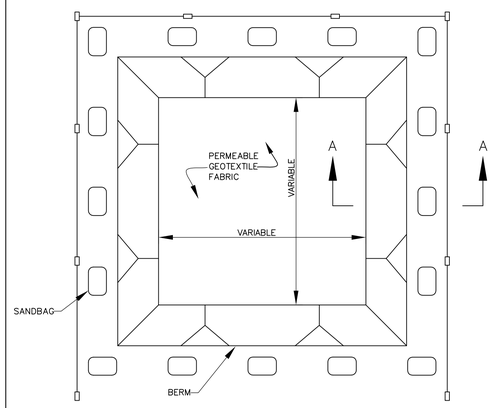
SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

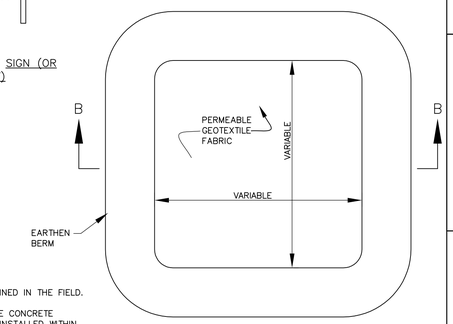


CONCRETE WASHOUT SIGN (OR EQUIVALENT)



PLAN VIEW
NOT TO SCALE

TYPE "BELOW GRADE"



PLAN VIEW
NOT TO SCALE

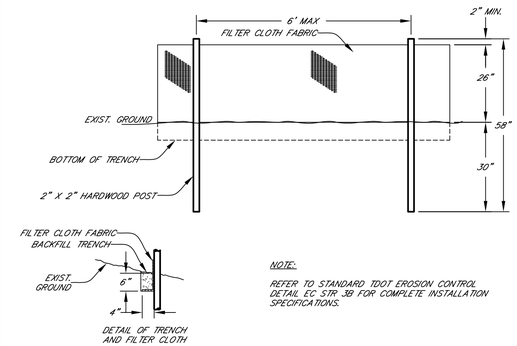
NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

EROSION CONTROL PLAN LEGEND: CONCRETE WASHOUT — CONCRETE WASHOUT

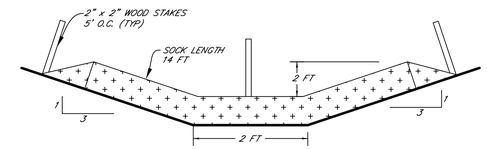
TYPE "ABOVE GRADE" WITH EATHERN BERMS

CONCRETE WASHOUT

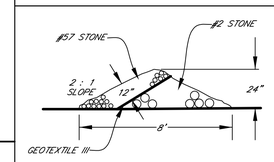


NOTE:
REFER TO STANDARD TDOT EROSION CONTROL DETAIL EC STR 39 FOR COMPLETE INSTALLATION SPECIFICATIONS.

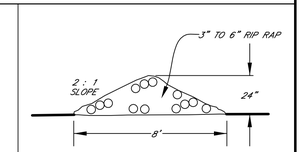
TEMPORARY SILT FENCE
NOT TO SCALE



FILTREXX SOXX ROCK CHECK LENGTH
I.A.W. TDOT SPECS
NOT TO SCALE

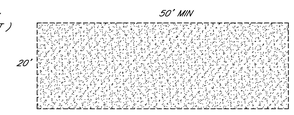


CHECK DAM
NOT TO SCALE



ROCK CHECK
NOT TO SCALE

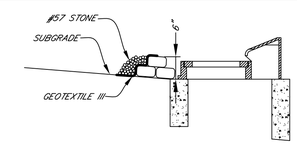
CONSTRUCTION ENTRANCE
20' x 100' x 6" DEEP
2" GRADED STONE OVER GEOTEXTILE FABRIC TYPE IV
(MAINTAIN ENTRANCE THROUGHOUT LIFE OF PROJECT)



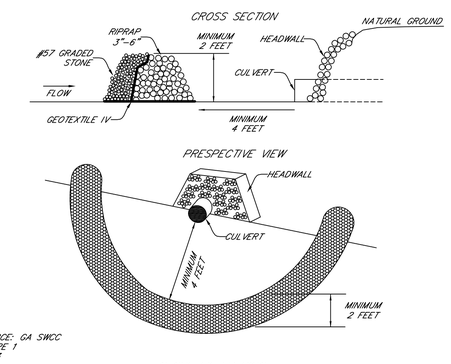
CONSTRUCTION EXIT
NOT TO SCALE

NOTES:

1. INLET PROTECTION INSTALLED AT THE COMPLETION OF INLET CONSTRUCTION.
2. INLET PROTECTION TO REMAIN IN PLACE UNTIL ASPHALT BASE IS PLACED AND AT LEAST 75% OF INLET DRAINAGE AREA HAS VEGETATIVE COVER.
3. WHEN AREA AROUND INLET IS 1/2 FULL, SEDIMENT IS TO BE REMOVED.



CURB INLET PROTECTION
NOT TO SCALE



SOURCE: GA SWCC
FIGURE 1
FR-3

STONE FILTER RING
NOT TO SCALE

ROGERS ENGINEERING GROUP
114B WEST MAIN STREET
Gallatin, Tennessee 37066
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AIRPORT SELF STORAGE

EROSION DETAILS
718 AIRPORT ROAD
3RD CIVIL DISTRICT
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

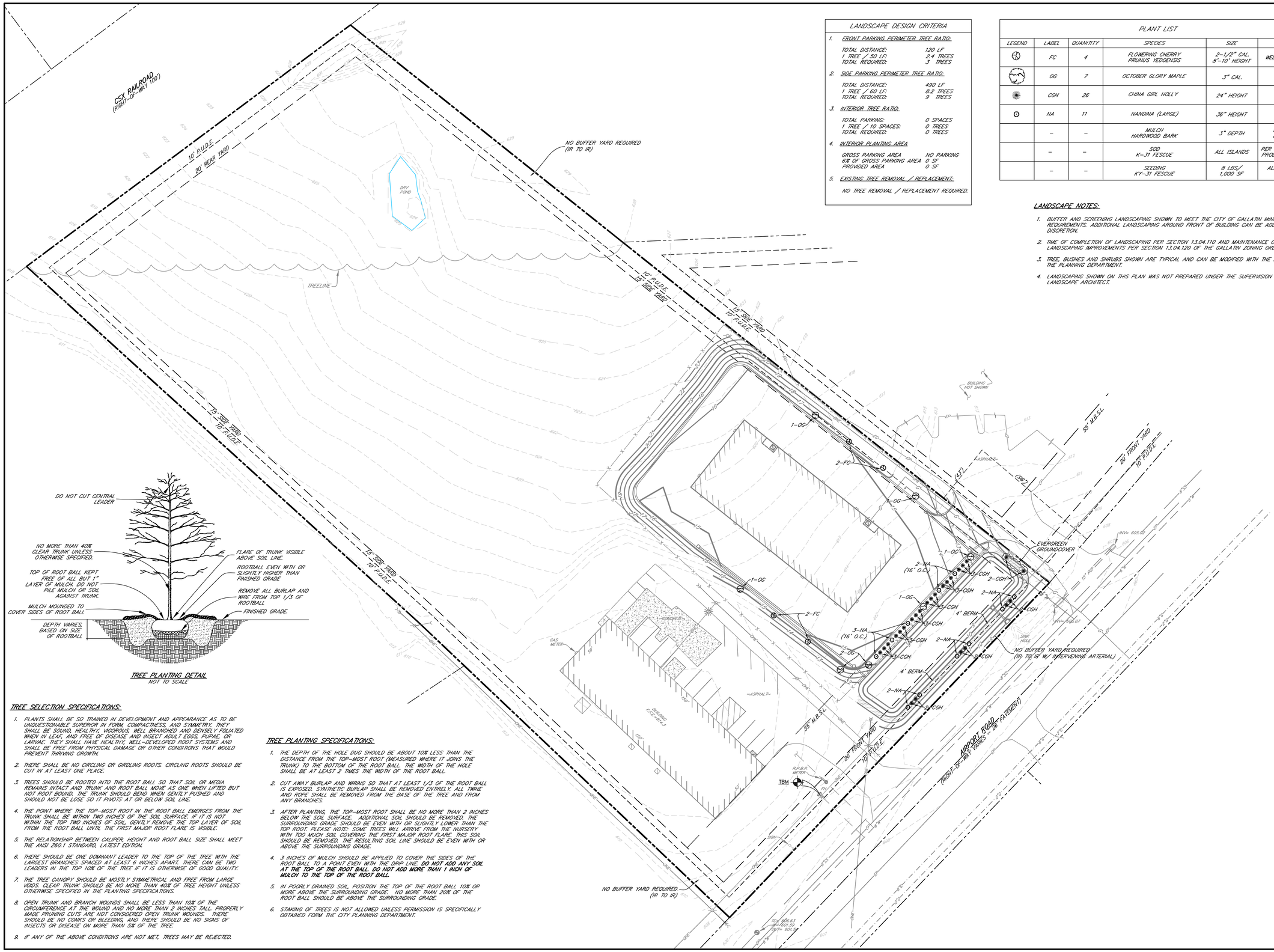
RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
NUMBER
110000-015008
STATE OF TENNESSEE
9/17/2015

SHEET NO.
C 6.0

REVISIONS
REVISION 1: 9-17-15 PER PLANNING COMMENTS DATED 9-11-15

SHEET 6 OF 9

PROJECT #	15-029
DATE	26 AUGUST 2015



LANDSCAPE DESIGN CRITERIA

1. FRONT PARKING PERIMETER TREE RATIO:

TOTAL DISTANCE:	120 LF
1 TREE / 50 LF:	2.4 TREES
TOTAL REQUIRED:	3 TREES

2. SIDE PARKING PERIMETER TREE RATIO:

TOTAL DISTANCE:	490 LF
1 TREE / 60 LF:	8.2 TREES
TOTAL REQUIRED:	9 TREES

3. INTERIOR TREE RATIO:

TOTAL PARKING:	0 SPACES
1 TREE / 10 SPACES:	0 TREES
TOTAL REQUIRED:	0 TREES

4. INTERIOR PLANTING AREA

GROSS PARKING AREA	NO PARKING
6% OF GROSS PARKING AREA	0 SF
PROVIDED AREA	0 SF

5. EXISTING TREE REMOVAL / REPLACEMENT:

NO TREE REMOVAL / REPLACEMENT REQUIRED.

PLANT LIST

LEGEND	LABEL	QUANITITY	SPECIES	SIZE	REMARKS
	FC	4	FLOWERING CHERRY PRUNUS YEDOENSIS	2-1/2" CAL. 8'-10' HEIGHT	WELL BRANCHED
	OG	7	OCTOBER GLORY MAPLE	3" CAL.	BALL & WRAPPED
	CGH	26	CHINA GIRL HOLLY	24" HEIGHT	2 GAL.
	NA	11	NANDINA (LARGE)	36" HEIGHT	3 GAL.
	–	–	MULCH HARDWOOD BARK	3" DEPTH	ALL TREES & SHRUBS
	–	–	SOD K-31 FESCUE	ALL ISLANDS	PER AMERICAN SOD PRODUCERS ASSOC.
	–	–	SEEDING KY-31 FESCUE	8 LBS/ 1,000 SF	ALL DISTRUBED AREAS

LANDSCAPE NOTES:

1. BUFFER AND SCREENING LANDSCAPING SHOWN TO MEET THE CITY OF GALLATIN MINIMUM REQUIREMENTS. ADDITIONAL LANDSCAPING AROUND FRONT OF BUILDING CAN BE ADDED AT OWNERS DISCRETION.
2. TIME OF COMPLETION OF LANDSCAPING PER SECTION 13.04.110 AND MAINTENANCE OF REQUIRED LANDSCAPING IMPROVEMENTS PER SECTION 13.04.120 OF THE GALLATIN ZONING ORDINANCE.
3. TREE, BUSHES AND SHRUBS SHOWN ARE TYPICAL AND CAN BE MODIFIED WITH THE APPROVAL OF THE PLANNING DEPARTMENT.
4. LANDSCAPING SHOWN ON THIS PLAN WAS NOT PREPARED UNDER THE SUPERVISION OF A LICENSED LANDSCAPE ARCHITECT.

TREE PLANTING DETAIL
NOT TO SCALE

TREE SELECTION SPECIFICATIONS:

1. PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLE SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECT ADULT EGGS, PUPAE, OR LARVAE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.
2. THERE SHALL BE NO CIRCLING OR GIRDLING ROOTS. CIRCLING ROOTS SHOULD BE CUT IN AT LEAST ONE PLACE.
3. TREES SHOULD BE ROOTED INTO THE ROOT BALL SO THAT SOIL OR MEDIA REMAINS INTACT AND TRUNK AND ROOT BALL MOVE AS ONE WHEN LIFTED BUT NOT ROOT BOUND. THE TRUNK SHOULD BEND WHEN GENTLY PUSHED AND SHOULD NOT BE LOSE SO IT PIVOTS AT OR BELOW SOIL LINE.
4. THE POINT WHERE THE TOP-MOST ROOT IN THE ROOT BALL EMERGES FROM THE TRUNK SHALL BE WITHIN TWO INCHES OF THE SOIL SURFACE. IF IT IS NOT WITHIN THE TOP TWO INCHES OF SOIL, GENTLY REMOVE THE TOP LAYER OF SOIL FROM THE ROOT BALL UNTIL THE FIRST MAJOR ROOT FLARE IS VISIBLE.
5. THE RELATIONSHIP BETWEEN CALIPER, HEIGHT AND ROOT BALL SIZE SHALL MEET THE ANSI Z60.1 STANDARD, LATEST EDITION.
6. THERE SHOULD BE ONE DOMINANT LEADER TO THE TOP OF THE TREE WITH THE LARGEST BRANCHES SPACED AT LEAST 6 INCHES APART. THERE CAN BE TWO LEADERS IN THE TOP 10% OF THE TREE IF IT IS OTHERWISE OF GOOD QUALITY.
7. THE TREE CANOPY SHOULD BE MOSTLY SYMMETRICAL AND FREE FROM LARGE VOIDS. CLEAR TRUNK SHOULD BE NO MORE THAN 40% OF TREE HEIGHT UNLESS OTHERWISE SPECIFIED IN THE PLANTING SPECIFICATIONS.
8. OPEN TRUNK AND BRANCH WOUNDS SHALL BE LESS THAN 10% OF THE CIRCUMFERENCE AT THE WOUND AND NO MORE THAN 2 INCHES TALL. PROPERLY MADE PRUNING CUTS ARE NOT CONSIDERED OPEN TRUNK WOUNDS. THERE SHOULD BE NO CONKS OR BLEEDING, AND THERE SHOULD BE NO SIGNS OF INSECTS OR DISEASE ON MORE THAN 5% OF THE TREE.
9. IF ANY OF THE ABOVE CONDITIONS ARE NOT MET, TREES MAY BE REJECTED.

TREE PLANTING SPECIFICATIONS:

1. THE DEPTH OF THE HOLE DUG SHOULD BE ABOUT 10% LESS THAN THE DISTANCE FROM THE TOP-MOST ROOT (MEASURED WHERE IT JOINS THE TRUNK) TO THE BOTTOM OF THE ROOT BALL. THE WIDTH OF THE HOLE SHALL BE AT LEAST 2 TIMES THE WIDTH OF THE ROOT BALL.
2. CUT AWAY BURLAP AND WIRING SO THAT AT LEAST 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY. ALL TWINE AND ROPE SHALL BE REMOVED FROM THE BASE OF THE TREE AND FROM ANY BRANCHES.
3. AFTER PLANTING, THE TOP-MOST ROOT SHALL BE NO MORE THAN 2 INCHES BELOW THE SOIL SURFACE. ADDITIONAL SOIL SHOULD BE REMOVED. THE SURROUNDING GRADE SHOULD BE EVEN WITH OR SLIGHTLY LOWER THAN THE TOP ROOT. PLEASE NOTE: SOME TREES WILL ARRIVE FROM THE NURSERY WITH TOO MUCH SOIL COVERING THE FIRST MAJOR ROOT FLARE. THIS SOIL SHOULD BE REMOVED. THE RESULTING SOIL LINE SHOULD BE EVEN WITH OR ABOVE THE SURROUNDING GRADE.
4. 3 INCHES OF MULCH SHOULD BE APPLIED TO COVER THE SIDES OF THE ROOT BALL TO A POINT EVEN WITH THE DRIP LINE. **DO NOT ADD ANY SOIL AT THE TOP OF THE ROOT BALL. DO NOT ADD MORE THAN 1 INCH OF MULCH TO THE TOP OF THE ROOT BALL.**
5. IN POORLY DRAINED SOIL, POSITION THE TOP OF THE ROOT BALL 10% OR MORE ABOVE THE SURROUNDING GRADE. NO MORE THAN 20% OF THE ROOT BALL SHOULD BE ABOVE THE SURROUNDING GRADE.
6. STAKING OF TREES IS NOT ALLOWED UNLESS PERMISSION IS SPECIFICALLY OBTAINED FORM THE CITY PLANNING DEPARTMENT.

ROGERS ENGINEERING GROUP
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GRAPHIC SCALE
30 15 0 30
(IN FEET)
1 inch = 30 ft.

AIRPORT SELF STORAGE

LANDSCAPE PLAN
718 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

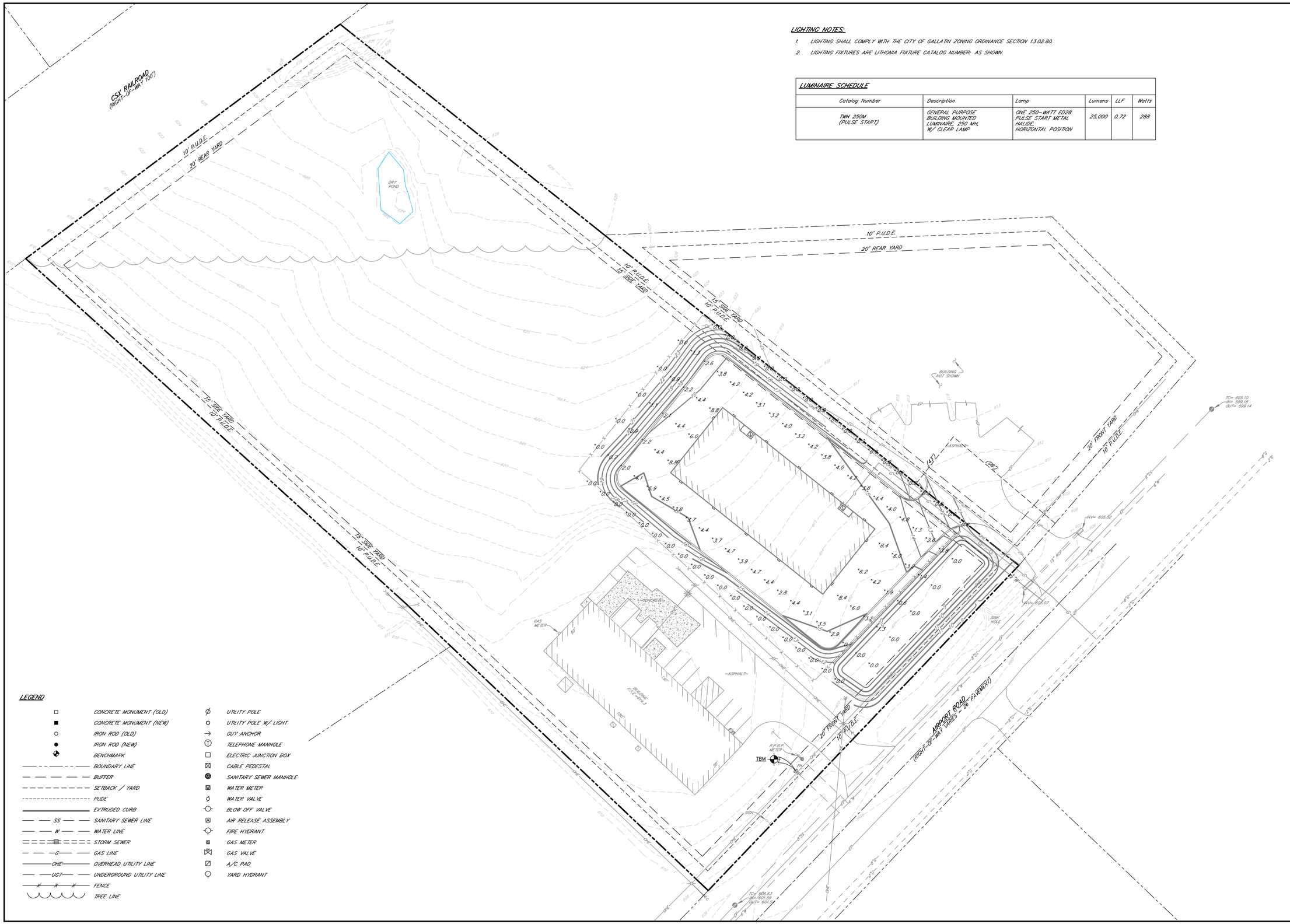
RICHARD M. JONES
REGISTERED ENGINEER
GRADUATE
NO. 015998
STATE OF TENNESSEE
9/17/2015

SHEET NO.
C 7.0

REVISIONS
REVISION 1: 9-17-15 PER PLANNING COMMENTS DATED 9-11-15

SHEET 7 OF 9

PROJECT #	15-029
DATE	26 AUGUST 2015



LIGHTING NOTES:

1. LIGHTING SHALL COMPLY WITH THE CITY OF GALLATIN ZONING ORDINANCE SECTION 1.3.02.80.
2. LIGHTING FIXTURES ARE LITHONIA FIXTURE CATALOG NUMBER: AS SHOWN.

LUMINAIRE SCHEDULE

Catalog Number	Description	Lamp	Lumens	LLF	Watts
TWH 250M (PULSE START)	GENERAL PURPOSE BUILDING MOUNTED LUMINAIRE, 250 MH, W/ CLEAR LAMP	ONE 250-WATT ED28 PULSE START METAL HALIDE, HORIZONTAL POSITION	25,000	0.72	288

LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- BENCHMARK
- BOUNDARY LINE
- BUFFER
- SETBACK / YARD
- PUDE
- EXTRUDED CURB
- SS — SANITARY SEWER LINE
- W — WATER LINE
- STORM SEWER
- G — GAS LINE
- OHE — OVERHEAD UTILITY LINE
- UGT — UNDERGROUND UTILITY LINE
- FENCE
- TREE LINE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- GUY ANCHOR
- TELEPHONE MANHOLE
- ELECTRIC JUNCTION BOX
- CABLE PEDESTAL
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- BLOW OFF VALVE
- AIR RELEASE ASSEMBLY
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- A/C PAD
- YARD HYDRANT

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AIRPORT SELF STORAGE

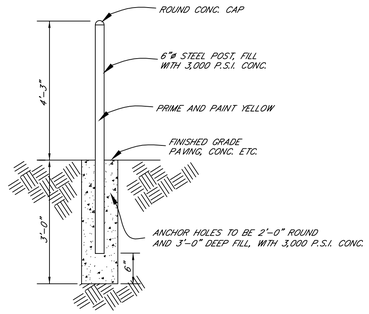
LIGHTING PLAN
718 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

SHEET NO.
C 8.0

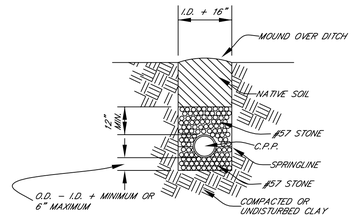
REVISIONS
REVISION 1: 9-17-15 PER PLANNING COMMENTS DATED 9-11-15

SHEET 8 OF 9

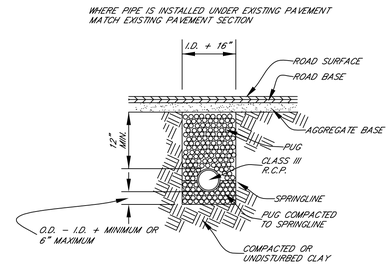
PROJECT #	15-029
DATE	26 AUGUST 2015



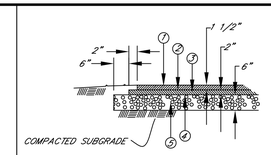
BOLLARD DETAIL
NOT TO SCALE



C.P.P. DRAINAGE PIPE DETAIL UNDER NON-TRAFFIC AREAS
NOT TO SCALE

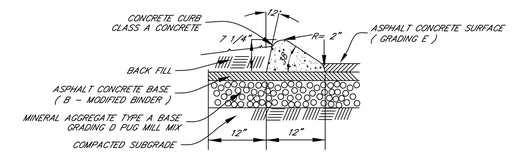


R.C.P. DRAINAGE PIPE DETAIL UNDER TRAFFIC AREAS
NOT TO SCALE

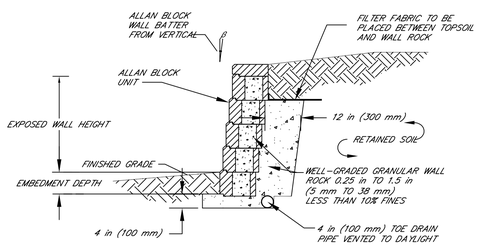


1. ASPHALT CONCRETE SURFACE (GRADING E)
2. TACK COAT
3. ASPHALT CONCRETE BASE (B – MODIFIED BINDER)
4. PRIME COAT
5. MINERAL AGGREGATE TYPE A BASE GRADING D PUG MILL MIX

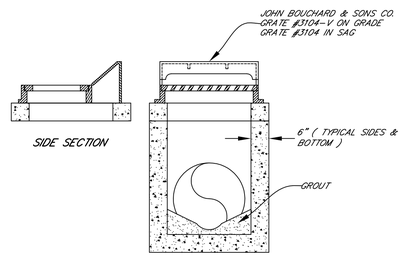
STANDARD PAVING SECTION
NOT TO SCALE



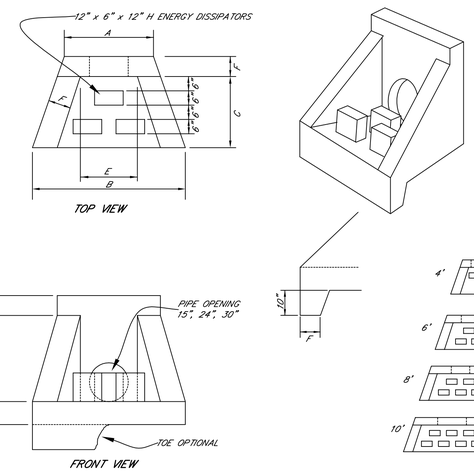
DETAIL 6" EXTRUDED MOUNTABLE CONCRETE CURB
NOT TO SCALE



SEGMENTED GRAVITY WALL SECTION DETAIL
NOT TO SCALE



CURB INLET (SINGLE)
NOT TO SCALE

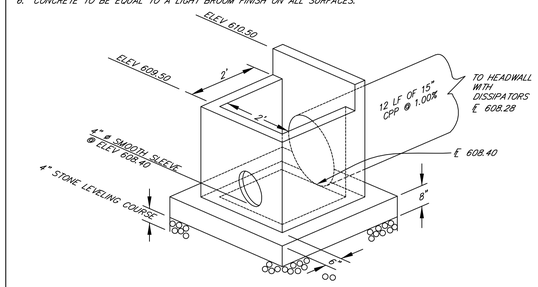


NOTES:
1. CONCRETE SHALL BE CLASS "A" MIXED, PLACED, FORMED, AND FINISHED IN ACCORDANCE WITH T.D.O.T. STANDARD SPECIFICATIONS. REINFORCED WITH #4 BARS 10" C/C EACH WAY. SLAB DOWELLED TO HEADWALL WITH #5 BARS.
2. FORM WORK AND ALL STRUCTURAL EXCAVATION AND BACK FILL SHALL BE PROVIDED AND / OR PERFORMED IN ACCORDANCE WITH T.D.O.T. SPECIFICATIONS.
3. 3/4" CHAMFER ON ALL EXPOSED EDGES.

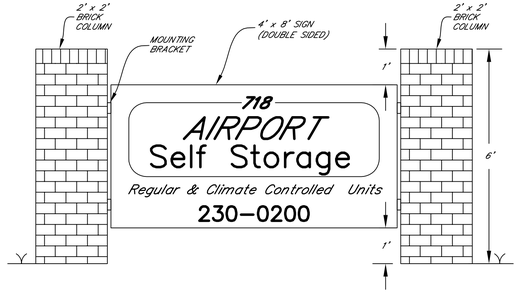
TABLE OF DIMENSIONS				
SIZE	4'	6'	8'	10'
A	32"	48"	72"	96"
B	48"	72"	96"	120"
C	30"	44"	50"	56"
D	25"	36"	52"	66"
E	24"	36"	59"	83"
F	NA	8"	8"	8"
MAX. OPG.	18"	26"	40"	60"
WT./#	1090	3130	5625	8575

WINGED HEADWALL WITH ENERGY DISSIPATORS
NOT TO SCALE

NOTES:
1. 6" CONCRETE WALLS AND SLAB.
2. CONCRETE: 3,500 PSI
   REINFORCING: 60 KSI
3. EXPOSED CORNERS TO HAVE 3/4" CHAMFERS.
4. #4 AT 12" EACH WAY, WALLS AND SLAB.
5. AFTER STRIPPING FORMS ALL SURFACES TO BE SEALED WITH A SAND/ CEMENT MIXTURE.
6. CONCRETE TO BE EQUAL TO A LIGHT BROOM FINISH ON ALL SURFACES.



OUTLET CONTROL STRUCTURE



ENTRANCE SIGN
N.T.S.

PERMIT REQUIRED SEE SHEET C1.0 NOTE 21.

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AIRPORT SELF STORAGE
PAVING & DRAINAGE DETAILS
718 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

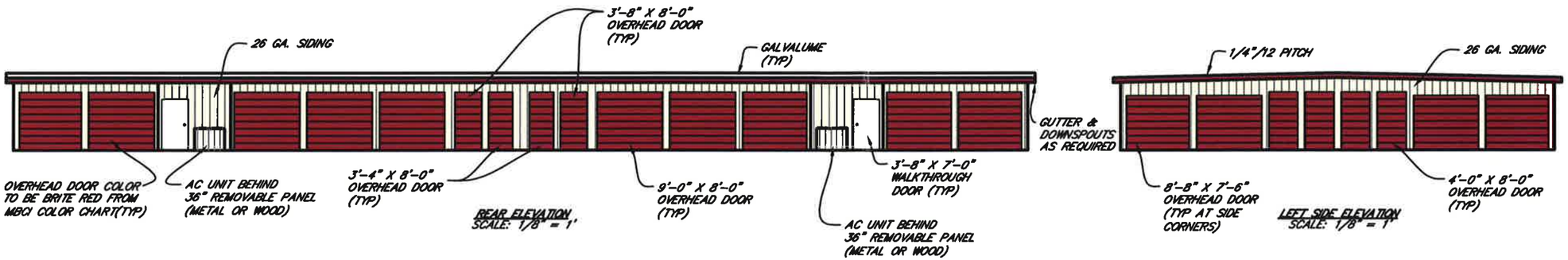
RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
NUMBER
110-015009
STATE OF TENNESSEE
9/17/2015

SHEET NO.
C 9.0

REVISIONS
REVISION 1: 9-17-15 PER PLANNING COMMENTS DATED 9-11-15

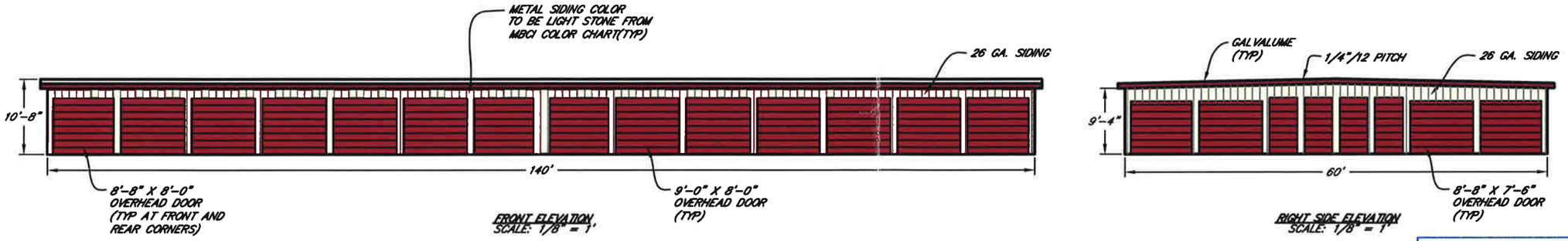
SHEET 9 OF 9

PROJECT #	15-029
DATE	26 AUGUST 2015



REAR ELEVATION
SCALE: 1/8" = 1'

LEFT SIDE ELEVATION
SCALE: 1/8" = 1'



FRONT ELEVATION
SCALE: 1/8" = 1'

RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'

RECEIVED
SEP 17 2015
GALLATIN PLANNING & ZONING

RESUBMITTAL

8-1069-15

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TEL: 615-230-7269 FAX: 615-230-7271
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GRAPHIC SCALE
(IN FEET)
1/8 inch = 1 ft.

AIRPORT SELF STORAGE PHASE 6
BUILDING ELEVATIONS
718 AIRPORT ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
STATE OF TENNESSEE
9/17/2015

SHEET NO.
A 1.0

REVISIONS

PROJECT #	15-029
DATE	17 SEPTEMBER 2015

ITEM 3

GMRPC Resolution No. 2015-108

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A SITE PLAN FOR FOUR WAY MUFFLER ADDITION TO CONSTRUCT A 2,587 SQUARE FOOT BUILDING ADDITION ON THREE (3) LOTS TOTALING 0.863 (+/-) ACRES, ZONED COMMERCIAL SERVICES (CS), LOCATED AT 1368 EAST BROADWAY STREET. (PC FILE #8-1070-15).

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Site Plan addition submitted by the applicant, Rogers Engineering Group, at its regular meeting on September 28, 2015; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff in the Planning Commission Staff Report, and the evidence and testimony presented during the meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. § 13-3-413, 13-4-310, and G.Z.O., § 15.03.020:

1. The proposed Site Plan addition is consistent with the purpose and intent of the Commercial Service (CS) Zoning District and complies with the use restrictions minimum bulk and height regulations, minimum dimensions, and yard line requirements established in said Zoning District.

2. The proposed Site Plan addition is consistent with the standards and specifications of Section 15.03.020, *Site Plan Required* of the Gallatin Zoning Ordinance.

3. Once completed, the proposed Site Plan addition will comply with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13), Grading Standards (G.Z.O., Section 13.10). Supplementary District Regulations (G.Z.O., Article 12.00), Flood Prevention and Protection Regulations (G.Z.O., Section 10.03), and the Transitional Bufferyard Design Standards (G.Z.O. Section 13.04) with one (1) alternative and Architectural Character and Compatibility Standards (G.Z.O., Section 13.08) with alternative facade materials.

ITEM 3

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Site Plan for Four Way Muffler Addition, consisting of three (3) sheets, prepared by Rogers Engineering Group of Gallatin, TN., with Job No. 14-049, dated August 26, 2015, and a final revision date of September 17, 2015, and the Architectural Elevations, labeled sheet A1.0 of 1 prepared by Rogers Engineering Group of Gallatin, TN., with Job No. 14-049, dated August 26, 2015, with the following conditions:

1. The alternative architectural plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.
2. The alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance.
3. Label the "15' Buffer Yard" along the eastern boundary as an "Alternative 15' Bufferyard Yard (10' width)".
4. Correctly label Shawn and Vicki Fennell Parcel 33.00 Lot 3 to Lot 2. (On the south side of east Broadway Street)
5. Correctly label the existing total in the Parking Requirement Table as 20 spaces.
6. Clearly indicate the area excavated in the side yard alternative bufferyard will be sodded, seeded, or mulched included with the landscaping (trees and shrubs).
7. Submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required, of the Gallatin Zoning Ordinance, in an amount to be determined by the applicant and approved by the Planning Department in the form of cash, certified check, or Irrevocable Letter of Credit prior to issuance of any building permits.
8. Submit three (3) corrected folded copies of the Site Plan, including one (1) full size and two (2) half size copies, to the Planning Department prior to issuance of any building permits.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 09/28/2015

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

ITEM 3

APPROVED AS TO FORM:

_____

SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 3
PLANNING DEPARTMENT STAFF REPORT

Site Plan for Four Way Muffler Addition
(PC File# 8-1070-15)
1368 East Broadway Street
Date: September 23, 2015

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF A SITE PLAN FOR FOUR WAY MUFFLER ADDITION TO CONSTRUCT A 2,587 SQUARE FOOT BUILDING ADDITION ON THREE (3) LOTS TOTALING 0.863 (+/-) ACRES, ZONED COMMERCIAL SERVICES (CS), LOCATED AT 1368 EAST BROADWAY STREET.

OWNER:	**PATRICK S. FENNELL**
APPLICANT:	**ROGERS ENGINEERING GROUP**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2015-108**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**SEPTEMBER 28, 2015**

PROPERTY OVERVIEW: The owner and applicant are requesting approval of a Site Plan addition for Four Way Muffler Addition to construct a 2,587 square foot building on three (3) lots totaling 0.862 (+/-) acres, located at 1368 East Broadway Street. The property is zoned Commercial Services (CS) and Automotive Repair and Cleaning, and Vehicular, Craft and Related Equipment Sales and Service are permitted uses in the CS zone district. (Attachment 3-1 and Attachment 3-2)

The owner and applicant propose to construct a 2, 587 square foot addition to an existing 6,589 square foot building. To complete the addition 432 square feet of the existing building will be removed. Much of the existing building is non-conforming since it does not comply with required yard setbacks, and code required materials on the façade. In addition, bufferyards do not comply with code.

The majority of the proposed 2,587 square foot building addition will be used as indoor storage of vehicles, with the remaining portion of the addition, 752 (+/-) square feet, to be used for office space, which is permitted in the CS zoned district.

The architectural elevations for the building addition do not meet the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A, *Materials,* since the building is shown to be constructed with concrete blocks (CMU) and does not contain the required 70 percent brick or stone on each building facade (Attachment 3-2). The owner and applicant are requesting approval of an alternative architectural plan to allow the addition to be constructed consistent with the existing and adjacent buildings. The Planning Commission shall determine whether the alternative

architectural plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.

The owner and applicant are requesting an alternative bufferyard plan per Section 13.04.100.C of the Gallatin Zoning Ordinance, to alter the bufferyard requirements for the east side of the site between to the proposed building addition and an adjacent existing business. The Planning Commission shall determine whether the alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance.

CASE BACKGROUND:

Property History and Previous Approvals

The development on this property has some history going back to 1970. On January 1, 1970, Jesse Bradley proposed a bowling center (PC File #8-1-70) on this piece of property but the request was never acted upon by Planning Commission.

In 1975, an automotive sales and service lot, Four Way Motors, was established with a 1,462 square foot building consisting of two (2) service bays and a 540 square foot sales trailer.

In 1995, Four Way Motors submitted an In-House Site Plan (PC File #8-26-95S), approved by staff, to add a 1,176 square foot service bay to the existing service bays. Between 1975 and 1995, it is unclear when a 784 square foot detached garage (accessory structure) was constructed in the northeast corner of the property. Site plans submitted after 1995 shows the detached garage to be constructed in the side and rear yards making it a non-conforming structure, although no variance were approved to permit the setback encroachment.

On June 22, 1998, the Planning Commission approved the Four Way Mufflers site plan (PC File #8-41-98) to expand the existing structure with two (2) additional bays comprising 1,092 square feet, and a 448 square foot office.

During expansions of the buildings, several concrete pads, and later attached roofs, were constructed to the side and rear of the building. These pads were constructed for storage of parts (new and used) to be used for the business. The applicant stated that a former Planning Director verbally allowed for one (1) of the storage areas located on the west side of the building to be enclosed. This addition encroaches into the side (west) and rear yards of the property.

On April 30, 2015, the Gallatin Municipal Board of Zoning Appeals denied a side and rear yard setback variance and a variance from having to provide the required landscape bufferyard. If the variance was approved it would have allow portion of a proposed 4,154 square foot building addition to be constructed within the required yards and bufferyards.

DISCUSSION:

Proposed Development

The owner and applicant are requesting approval of a site plan to remove portion of the existing building (432 square foot office space) and construct a 2,587 square foot building addition on the east side of the property. The shape of the proposed building is rectangular, long and narrow (25.91' wide by 117' long), and will be used as office space and additional indoor vehicle storage. The property is zoned Commercial Services (CS) and Automotive Repair and Cleaning, and Vehicular, Craft and Related Equipment Sales and Service are permitted uses in the CS zone district.

Natural Features

The property consists of Lots 5, 6, and 7 of the Gallatin Mall Subdivision (Plat Book 6, Page 37, Register Office of Sumner County, Tennessee) (Attachment 3-3). The property is approximately 150' wide x 250' in depth. The existing structure is located approximately 190 feet from the front property line and up to the rear property line. The majority of the lot is used for parking and display area and currently contains no landscape bufferyard. The property is fairly flat and gently slopes from the existing structure to the front of the property on US 31E. An overhead electrical line and utility poles are located adjacent to the east property line.

Only minor grading change will occur since the site is currently developed. A portion of the existing building (432 square foot office space) and a small portion of the existing parking area will be removed to construct the new building. The topography for the site begins at the highest elevation (583') located in the northeast corner of the property and gradually slopes towards the lowest graded elevation (570') located in the southwest corner of the property adjacent to the East Broadway Street Right-of-Way. Based on FEMA FIRM Map 47165C0314G, revise date of April 17, 2012, no portion of the site is located within a special flood hazard area.

Adjacent Areas & Uses

The property (Lots 5, 6, and 7) is part of the Gallatin Mall Subdivision along East Broadway. To the east is the Phillips 66 gas station (convenience sales and service) building located in front, along East Broadway, and a storage building located behind the gas station and to the west is TV's Auto Sales with outside storage and a cell tower located in the rear portion of the adjacent property. The site is surrounded by Commercial Services (CS) zone districts to the east and west with Commercial Services Limited (CSL) to the north and to the south, across East Broadway, the properties are zoned R10 Medium Density Residential (R10).

Building and Architectural Elevations

The owner and applicant submitted architectural elevations of the proposed Four Way Muffler building addition (Attachment 3-2). The proposed building is a one (1) story, 2,587 square foot building addition. The shape of the proposed building is rectangular, long and narrow (25.91' wide by 117' long), and will be used as office space and additional indoor vehicle storage. The office space is located at the front portion of the building addition with two (2) store front doors and one (1) storefront window located on the west side and one (1) storefront window located on the south side facing East Broadway. The indoor vehicle storage is located in the remaining portion of the building addition with two (2) overhead steel doors. The building addition has a pitched 4:12 gable roof with asphalt shingles matching the existing roof and painted gray concrete blocks (CMU) with a painted red band matching the existing building (Attachment 3-2; sheet A1.0).

The owner and applicant stated that the existing building will be re-painted along with the painting of the building addition to make sure the colors are consistent with each other.

The architectural elevations for the building do not meet the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A, Materials, since the building is shown to be constructed with concrete blocks (CMU) and does not contain the required 70 percent brick or stone on each building facade (Attachment 3-2). The owner and applicant are requesting approval of an alternative architectural plan consistent with the existing and adjacent buildings (Attachment 3-4).

The Planning Commission shall determine whether the alternative architectural plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.

The Planning Department shall inspect the exterior building facade materials prior to the installation of the exterior building facade materials.

Bufferyard and Landscaping

The adjoining properties to the east and west are zoned Commercial Services (CS) and the property located to the north is zoned Commercial Services Limited (CSL). A Type 15 Bufferyard is required along these boundaries. The adjoining property to the south, across East Broadway, is zoned R10 Medium Density Residential (R10) which requires a Type 30 Bufferyard in the zoned district. However, parcels with intervening major streets, require a bufferyard that shall be greater than one-half of the required bufferyard set forth in Table 13-05 or fifteen (15) feet. Therefore, the required bufferyard along East Broadway shall be a Type 15 Bufferyard.

Section 13.04.020.C of the Gallatin Zoning Ordinance states additions or enlargements of existing uses or structures that are twenty (20) percent or greater shall follow the bufferyard provisions that apply only to that portion of the lot, site, or common development where the new development occurs. Therefore, the only bufferyard that is required for the addition is to be located along the east side of the property adjacent to the building addition.

The proposed Alternative Type 15 Bufferyard consists of four (4) Flowering Cherry trees planted every 40 feet with three (3) large Nandina shrubs installed between the Flowering Cherry trees, for a total of nine (9) Nandina shrubs along the eastern boundary located in a ten (10) foot width.

The landscaping plan also indicates a landscaped segmental block planter box located in front of the proposed building addition with one (1) Flowering Cherry tree, three (3) Barberry bushes, and three (3) Skip Laurel shrubs to soften the aesthetics of the proposed addition.

The owner and applicant are requesting an alternative bufferyard plan per Section 13.04.100.C of the Gallatin Zoning Ordinance for the required bufferyard located on the east side of the property.

The request for the Alternative Type 15 Bufferyard width and height of landscaping being proposed along the east boundary is due to the restraint of the footprint of the existing and proposed site and existing overhead electrical power lines. The alternative bufferyard width along this boundary would be reduced to ten (10) feet. As part of the bufferyard the plan should be clearly indicated the area excavated in the side yard alternative bufferyard will be sodded, seeded, or mulched included with the landscaping (trees and shrubs).

The Planning Commission shall determine whether the alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance.

All landscaping in the bufferyards and interior plantings shall be maintained by the developer, successor, and/or property owners per Section 13.04.120 and Section 13.05.050 of the Gallatin Zoning Ordinance.

Parking
Parking requirements are based on the use of the property. The office use requires one (1) space per 300 square feet, indoor and outdoor storage requires one (1) space per 5,000 square feet, and the auto service center requires three (3) spaces per service bay. Based on this calculation, twenty (20) parking spaces are required. The site plan indicates twenty (20) parking spaces, which includes one (1) van accessible handicapped space, which complies with the minimum number of parking spaces, including handicap accessible parking requirements, required by G.Z.O., Section 11.03, *Schedule of Off-Street Parking Requirements* and Section 11.07, *Handicapped Parking*.

Access
This business will continue to use the one (1) existing driveway to and from East Broadway Street. The driveway is located in the middle of the front property line. The site plan shows no additional access points to the adjacent properties.

Photometric Plan and Lighting Fixtures
The owner and applicant indicated no additional exterior lighting to be installed on the proposed building or site. If in the future, the owner and applicant decide to add additional lighting, a detailed photometric plan indicating the location of the lighting fixtures and showing the foot-candle illumination amount on this site shall be submitted to the Planning Department for review and approval. The photometric plan shall comply with the City of Gallatin Zoning Ordinance, Section 13.02.08.

Dumpster Enclosure and HVAC Units
The plans indicate an existing dumpster pad located adjacent to the proposed parking area along the western property line that will be screened on three (3) sides with an eight (8) foot tall wooden fence and gate and brown vinyl slats installed in the existing chain link fence. The plans indicate a HVAC unit located along the east side of the building addition that will be screened by the building addition and a four (4) foot high wooden fence.

Signage
The owner and applicant indicated no new or additional signs will be added to the proposed addition or to the existing building or site. If in the future, the owner decides to add or revise any of the existing signs, the owner shall submit a signage plan meeting the requirements

of the Gallatin Zoning Ordinance, Section 13.07. The owner shall obtain sign permits from the Planning Department prior to the installation of any signage on site.

Site Surety

The owner is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required, of the Gallatin Zoning Ordinance, in an amount to be determined by the applicant and approved by the Planning Department. A site surety, in the form of cash, certified check, or Irrevocable Letter of Credit, shall be submitted to the Planning Department prior to issuance of any building permits.

Planning Department Comments

The Planning Department reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed majority of the Planning Department comments; however, the owner and applicant shall comply with the following:

1. Label the "15' Buffer Yard" along the eastern boundary as an "Alternative 15' Bufferyard Yard (10' width)".
2. Correctly label Shawn and Vicki Fennell Parcel 33.00 Lot 3 to Lot 2. (On the south side of east Broadway Street)
3. Correctly label the existing total in the Parking Requirement Table as 20 spaces.
4. Clearly indicate the area excavated in the side yard alternative bufferyard will be sodded, seeded, or mulched included with the landscaping (trees and shrubs).

Engineering Division Comments

The Engineering Division reviewed the Site Plan and had no comments.

Other Departmental Comments

The Other City Departments reviewed the Site Plan and had no comments except for the Gallatin Industrial Pre-Treatment Department stated that the proposed facility shall comply with all applicable cross-connection control and sewer use regulations.

Findings:

1. The proposed Site Plan addition is consistent with the purpose and intent of the Commercial Service (CS) Zoning District and complies with the use restrictions minimum bulk and height regulations, minimum dimensions, and yard line requirements established in said Zoning District.

2. The proposed Site Plan addition is consistent with the standards and specifications of Section 15.03.020, *Site Plan Required* of the Gallatin Zoning Ordinance.

3. Once completed, the proposed Site Plan addition will comply with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13), Grading Standards (G.Z.O., Section 13.10). Supplementary District Regulations (G.Z.O., Article 12.00), Flood Prevention and Protection Regulations (G.Z.O., Section 10.03), and the Transitional Bufferyard Design Standards (G.Z.O. Section 13.04) with one (1) alternative and Architectural Character and Compatibility Standards (G.Z.O., Section 13.08) with alternative facade materials.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2015-108, Site Plan for Four Way Muffler Addition, consisting of three (3) sheets, prepared by Rogers Engineering Group of Gallatin, TN., with Job No. 14-049, dated August 26, 2015, and a final revision date of September 17, 2015, and the Architectural Elevations, labeled sheet A1.0 of 1 prepared by Rogers Engineering Group of Gallatin, TN., with Job No. 14-049, dated August 26, 2015, with the following conditions:

1. The Planning Commission shall determine whether the alternative architectural plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.
2. The Planning Commission shall determine whether the alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance.
3. Label the "15' Buffer Yard" along the eastern boundary as an "Alternative 15' Bufferyard Yard (10' width)".
4. Correctly label Shawn and Vicki Fennell Parcel 33.00 Lot 3 to Lot 2. (On the south side of east Broadway Street)
5. Correctly label the existing total in the Parking Requirement Table as 20 spaces.
6. Clearly indicate the area excavated in the side yard alternative bufferyard will be sodded, seeded, or mulched included with the landscaping (trees and shrubs).
7. Submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required, of the Gallatin Zoning Ordinance, in an amount to be determined by the applicant and approved by the Planning Department in the form of cash, certified check, or Irrevocable Letter of Credit prior to issuance of any building permits.
8. Submit three (3) corrected folded copies of the Site Plan, including one (1) full size and two (2) half size copies, to the Planning Department prior to issuance of any building permits.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City.)

ATTACHMENTS

Attachment 3-1 Location Map
Attachment 3-2 Site Plan and Architectural Elevations
Attachment 3-3 Gallatin Mall Subdivision (Plat Book 6, Page 37)
Attachment 3-4 Photographs of Existing and Adjacent Buildings

Four Way Muffler 1368 East Broadway Street

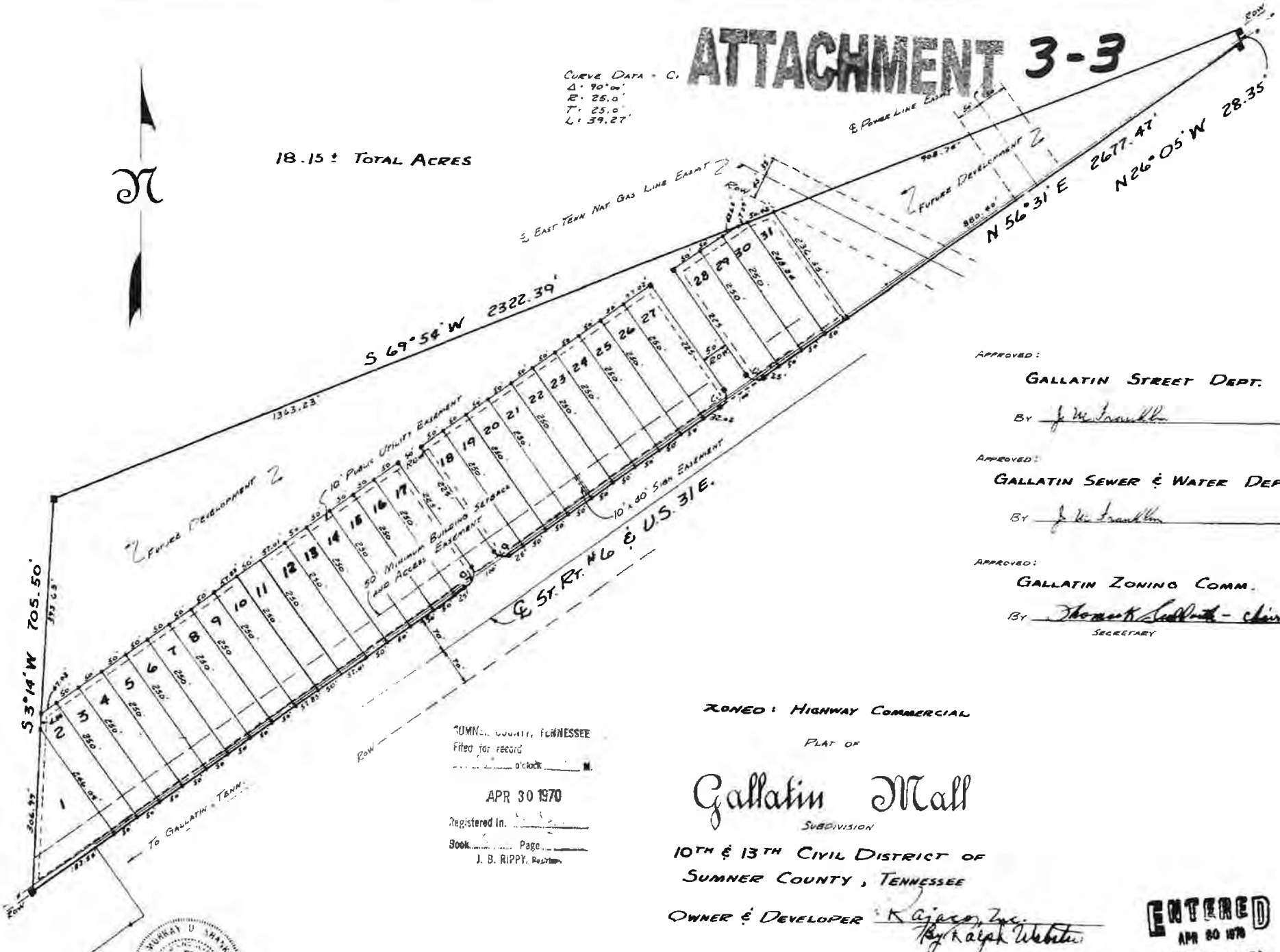
LOCATION MAP

Tax Map #112H/A/007.00
Zoned: Commercial Services (CS)

Attachment 3-1

8-1070-15

ATTACHMENT 3-3



Approved:

Gallatin Street Dept.

By J. M. Franklin

Approved:

Gallatin Sewer & Water Dept.

By J. M. Franklin

Approved:

Gallatin Zoning Comm.

By Thomas K. Seddoth - Chairman

Secretary

Sumner County, Tennessee
Filed for record
o'clock M.
APR 30 1970
Registered In.
Book Page
J. B. Rippy, Register

Zoned: Highway Commercial

Plat of

Gallatin Mall

Subdivision

10th & 13th Civil District of
Sumner County, Tennessee

Owner & Developer Kajaco, Inc.
By Ralph Webster

Scale: 1"=100' May 23, 1969

Don Shanklin Engineering

Murray L. Shanklin June 30, 1969

Portland & Nashville, Tenn.

ENTERED
APR 30 1970
JAMES BROWN
THE ASSESSOR

8-1070-15

Job No. CL-13-68

ATTACHMENT 3-4

ADJACENT PROPERTY FRONT BLDG -BLOCK & METAL ROOF

RECEIVED
SEP 17 2015
GALLATIN PLANNING
& ZONING

ADJACENT PROPERTY REAR BLDG -BLOCK & METAL ROOF

RESUBMITTAL

8-1070-15

ATTACHMENT 3-4

RECEIVED
SEP 17 2015
GALLATIN PLANNING & ZONING

EXIST CONSTRUCTION-BLOCK& FIBERGLAS SHINGLES
PROPOSED CONSTRUCTION TO MATCH

TO BE REMOVED

RESUBMITTAL

8-1070-15

GENERAL NOTES:

1. THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS, AND ALL OTHER APPLICABLE RULES, REGULATIONS AND LAWS OF ANY OTHER AUTHORITY WITH JURISDICTION TO GOVERN SUCH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING SUCH CONSTRUCTION ACTIVITIES TO INSURE FULL COMPLIANCE AT ALL TIMES.

2. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT CITY OF GALLATIN SUBDIVISION REGULATIONS (INCLUDING SPECIFICATIONS FOR PUBLIC WORKS PROJECTS) ON THE CONSTRUCTION PROJECT AT ALL TIMES, AND REFERENCE SHALL BE MADE TO THEM FOR PROPER MATERIALS, METHODS, ETC. REGARDING CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES, AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAKES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SURVEYING REFERENCE POINTS, HUBS, AND LOT CORNERS DURING THE CONSTRUCTION PROCESS AND SHALL BEAR THE EXPENSE FOR REPLACING ANY SUCH OBJECTS DAMAGED DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS, INCLUDING ALL PUBLIC INSPECTION FEES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY, AND FOR INJURY TO ANY PERSON OCCURRING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULTS FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS, OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.

7. ANY DAMAGE TO IMPROVEMENTS PRIOR TO FINAL PROJECT ACCEPTANCE BY THE CITY OF GALLATIN OR THE OWNER SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET CURRENT SPECIFICATIONS. ALL EXPENSES ASSOCIATED WITH SUCH REPAIR OR REPLACEMENT SHALL BE PAID BY THE APPROPRIATE CONTRACTOR.

8. LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATING ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT (AS DIRECTED) TO ANY UTILITIES DAMAGED DURING CONSTRUCTION. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL **1-800-351-1111** FOR UNDERGROUND UTILITY LOCATIONS.

9. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE TENNESSEE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES STORM WATER DISCHARGE. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR ON A REGULAR BASIS IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

10. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY BLUE RIDGE SURVEYING. DRAWING DATED 11-21-2014.

11. A TITLE SEARCH NOR TITLE POLICY WAS PROVIDED. THEREFORE, THIS SURVEY IS SUBJECTED TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.

13. ELEVATIONS AND CONTOURS WERE DERIVED USING DIGITAL TERRAIN MODELING BY: 1. RADIAL TRIGONOMETRY WITH A TOPCON 8205A ROBOTIC TOTAL STATION AND/OR 2. GPS WITH A TOPCON HIPER LITE + DUAL FREQUENCY RTK BASE AND ROVER. CONTOUR INTERVALS ARE ONE (1) FOOT, AND THE SOURCE OF VERTICAL DATUM IS LISTED BELOW.

14. BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).

15. A REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 47165C0316G, EFFECTIVE DATE APRIL 17, 2012, SHOWS THIS PROPERTY TO BE IN ZONE X AND NOT A SPECIAL FLOOD HAZARD AREA.

16. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SITE PLAN.

17. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.

18. NO GEOTECHNICAL ENGINEERING REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SITE PLAN.

GENERAL NOTES (CONTINUED):

19. PERFORMANCE STANDARD COMPLIANCE
ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.

20. INDUSTRIAL PRETREATMENT
THE PROPOSED PROJECT SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEWER USE REGULATIONS.

21. SIGNAGE
NO SIGNAGE IS BEING PROPOSED AT THIS TIME. ANY FUTURE SIGNAGE MUST BE SUBMITTED, REVIEWED, AND APPROVED PRIOR TO INSTALLATION.

22. PHOTOMETRIC PLAN
OUTDOOR LIGHTING SHALL COMPLY WITH THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.80. NO ADDITIONAL EXTERIOR LIGHTING IS PROPOSED FOR THIS BUILDING. SHOULD LIGHTING BE ADDED, FOOT-CANDLES AT PROPERTY LINE WILL BE MAX 0.75. NO ADDITIONAL PARKING LIGHTING IS PROPOSED.

23. TRASH COLLECTION
THIS BUSINESS WILL UTILIZE A PRIVATE DUMPSTER AND A COMMERCIAL WASTE DISPOSAL SERVICE.

24. HVAC UNITS
HVAC UNIT LOCATIONS WILL BE TYPICAL FOR COMMERCIAL CONSTRUCTION.

25. STORMWATER RUNOFF
THIS DEVELOPMENT PROPOSES NO ADDITIONAL HARD SURFACE AREAS OR DRAINAGE DIRECTION ALTERATIONS. RUNOFF REMAINS THE SAME FOR BOTH PRE-DEVELOPEMENT AND POST-DEVELOPMENT CONDITIONS.

26. EROSION CONTROL
ASPHALT WILL BE REMOVED FOR THE NEW BUILDING FOUNDATION / SLAB OVER EXISTING ASPHALT. NO EROSION CONTROL MEASURES ARE PROPOSED PAST ONE (1) SILT SOCK AS SHOWN ON THE PLANS. ANY TRACKING NOTED FROM THE SITE WILL REQUIRE ADDITIONAL MEASURES OR ALTERNATE CONSTRUCTION METHODS.

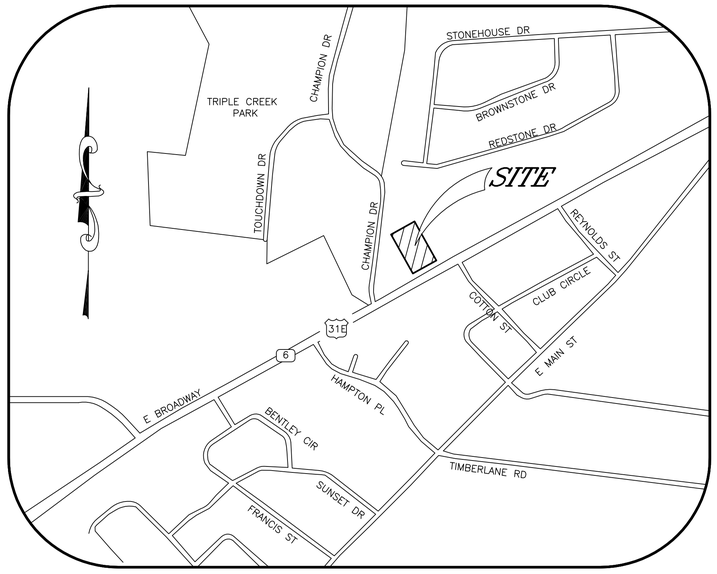
BENCHMARK:

BM
NATIONAL GEODETIC SURVEY (NGS) ONLINE POITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED 11-17-14.

TBM
HUB AND TACK SET IN THE GRASS ALONG NORTHERLY RIGHT-OF-WAY OF EAST BROADWAY STREET.
ELEVATION = 570.33 (NAVD 88)

PLAN SHEET INDEX:

DESCRIPTION	SHEET
COVER SHEET	C 1.0
SITE PLAN	C 2.0
DETAILS	C 3.0



PROJECT DESCRIPTION:

THIS PROJECT PROPOSES THE ADDITION OF 2,587 SF OF OFFICE SPACE AND INDOOR AUTOMOTIVE STORAGE & WAREHOUSING SPACE TO AN EXISTING AUTOMOTIVE REPAIR FACILITY.

ESTIMATED CONSTRUCTION SCHEDULE:

BEGIN: OCTOBER 1 2015
END: JANUARY 1 2016

STATEMENT OF FINANCIAL RESPONSIBILITY:

PATRICK S. FENNELL WILL BE FINANCIALLY RESPONSIBLE FOR ALL IMPROVEMENTS SHOWN ON THIS PLAN.

PLAN APPROVAL

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY ME AND ARE APPROVED WITH THE EXCEPTION OF SUCH MODIFICATIONS INDICATED BY ME ON THE THE PLANS.

ENGINEERING DEPARTMENT _____ DATE _____

CITY ENGINEER _____ DATE _____

PAVING AND DRAINAGE NOTES:

1. DRAINAGE SYSTEM RIP-RAP SHALL BE PLACED IN SUCH A MANNER AS TO ACHIEVE MAXIMUM INTERLOCKING TIGHTNESS.

2. DURING CONSTRUCTION EXPOSE THE MINIMUM AREA OF SOIL FOR THE MINIMUM TIME POSSIBLE. CONTROL DUST BY WATERING OR OTHER METHOD APPROVED BY THE CITY OF GALLATIN.

3. EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE GENERAL NPDES PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PERMIT NO. TNR100000). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF.

4. ALL STUMPS, LARGE ROCK, CONCRETE, SCRAP MATERIALS, TRASH AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

5. COMPACTION REQUIREMENTS FOR ROADWAYS AND PAVEMENT – ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION. COMPACTION REQUIREMENTS FOR BUILDING PADS – ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED WITH SHEEPS-FOOT VIBRATORY COMPACTOR TO 98% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.

6. PROJECT BENCHMARK, AS SHOWN ON PLANS

7. ALL DRAINAGE PIPE BELOW ROADWAYS TO BE:
CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

DRAINAGE PIPE BELOW PAVE AREAS TO BE:
(1) CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING
(COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

(2) CMP (CORRUGATED METAL PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

DRAINAGE PIPE OUTSIDE OF ROADWAY TO BE:
(1) CLASS I OR CLASS III RCP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE NATIVE SOIL COMPACTED.

(2) OR HDPE (SMOOTH INSIDE BORE) WITH 6" STONE BEDDING AND BACKFILLED TO THE SPRINGLINE WITH PUG IN 4" LIFTS COMPACTED TO 95% STD PROCTOR. PUG THEN TO BE PLACED IN 6" LAYERS AND LIGHTLY TAMPED TO 12" ABOVE THE TOP OF THE PIPE CORRUGATION. REMAINDER OF BACKFILL TO BE NATIVE SOIL COMPACTED.

(3) CMP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG TO ONE FOOT ABOVE PIPE THE REMAINDER TO BE NATIVE SOIL COMPACTED.

8. ALL DITCHES TO RECEIVE COVER TREATMENT AS SHOWN ON PLANS.

9. THE PAVING TRANSITION AT EXSTING STREETS SHALL BE SMOOTH IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT, FIELD ADJUST AS NECESSARY.

10. CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING.

11. NO TDEC NOC IS REQUIRED FOR THIS PROJECT.

12. REFER TO "GENERAL NOTES" FOR ADDITIONAL INFORMATION RELATING TO THIS CONSTRUCTION PROJECT.

PARKING REQUIREMENTS

TYPE	REQUIRED SPACES	EXISTING	PROVIDED	TOTAL
OFFICE (752 SF)	(1 SPC / 300 SF) x 752 SF = 3	2	3	3
INDOOR STORAGE (1,835 SF)	(1 SPC / 5000 SF) x 1,835 SF = 1	0	1	1
OUTDOOR STORAGE (4,900 SF)	(1 SPC / 5000 SF) x 4,900 SF = 1	1	1	1
SERVICE CENTER (5 BAYS)	(3 SPC / BAY) x 5 BAYS = 15	15	15	15
TOTAL		2	20	20*

* 1 ACCESSIBLE SPACE REQUIRED AND PROVIDED

BUFFER YARD REQUIREMENTS

	ORDINANCE	EXISTING	PROPOSED
CS TO CS (PROPOSED ADDITION)	TYPE 15	NONE	TYPE 10 MODIFIED
CS TO CS(EXISTING BUILDING)	TYPE 15	NONE	EXISTING TO REMAIN
CS TO R-10 (W/ ARTERIAL)	TYPE 15*	NONE	EXISTING TO REMAIN

* PER GZO SECTION 13.04.060.F.1

CS BULK AND AREA REGULATIONS

	ORDINANCE	EXISTING	PROPOSED
MAXIMUM LOT COVERAGE	40%	16%	23%
MAXIMUM FLOOR AREA RATIO	0.5	0.18	0.23
MINIMUM BUILDING SETBACK LINE	50 FT	185.6 FT	109.0 FT
MINIMUM LOT AREA	10,000 SF	37,530	37,530
FRONT YARD	10 FT	10 FT	10 FT
SIDE YARD	10 FT	10 FT	10 FT
REAR YARD	20 FT	20 FT	20 FT
MAXIMUM BUILDING HEIGHT	45 FT	~25 FT R.H.	19.66 FT R.H.

SITE DATA TABLE

OWNER / DEVELOPER	PATRICK S. FENNELL, ETUX 1,368 EAST BROADWAY GALLATIN, TN 37066 615-452-8256
SITE LOCATION	1,368 EAST BROADWAY
TAX MAP	112H, GROUP "A"
PLAT	GALLATIN MALL; PLAT BOOK 6, PG 37, LOTS 5, 6, & 7
PARCEL	7.00, RB 730, PG 225 R.O.S.C.,TN
ACREAGE	0.862 ±
CURRENT ZONE	CS – COMMERCIAL SERVICES
REQUESTED ZONE	CS – COMMERCIAL SERVICES
EXISTING USE	AUTOMOTIVE REPAIR / VEHICULAR, CRAFT, AND RELATED EQUIPMENT SALES AND SERVICE
PROPOSED USE	AUTOMOTIVE REPAIR / VEHICULAR, CRAFT, AND RELATED EQUIPMENT SALES AND SERVICE

UTILITY OWNERS

WATER SEWER GAS	GALLATIN PUBLIC UTILITIES 239 HANCOCK STREET GALLATIN, TN 37066 CONTACT: DAVID GREGORY (615) 451-5922	TELEPHONE	AT&T 2501 PARK PLACE NASHVILLE, TN 3720 (615) 344-5288
ELECTRIC	GALLATIN DEPARTMENT OF ELECTRICITY 135 JONES STREET GALLATIN, TN 37066 CONTACT: MIKE TAYLOR (615) 452-5152	CABLE	COMCAST 840 SOUTH WESTLAND AVENUE GALLATIN, TN 37066 (615) 244-5900

FOUR WAY MUFFLER ADDITION

SITE PLAN
1368 EAST BROADWAY STREET
CITY OF GALLATIN, 3RD CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE

ROGERS ENGINEERING GROUP
114B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

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TENNESSEE ONE CALL
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FOUR WAY MUFFLER ADDITION
SITE PLAN
1368 EAST BROADWAY STREET
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
NO. 015908
STATE OF TENNESSEE
9/17/2015

SHEET NO.
C 1.0

REVISIONS
REVISION 1: 9-17-15 PER GPC COMMENTS DATED 9-4-15

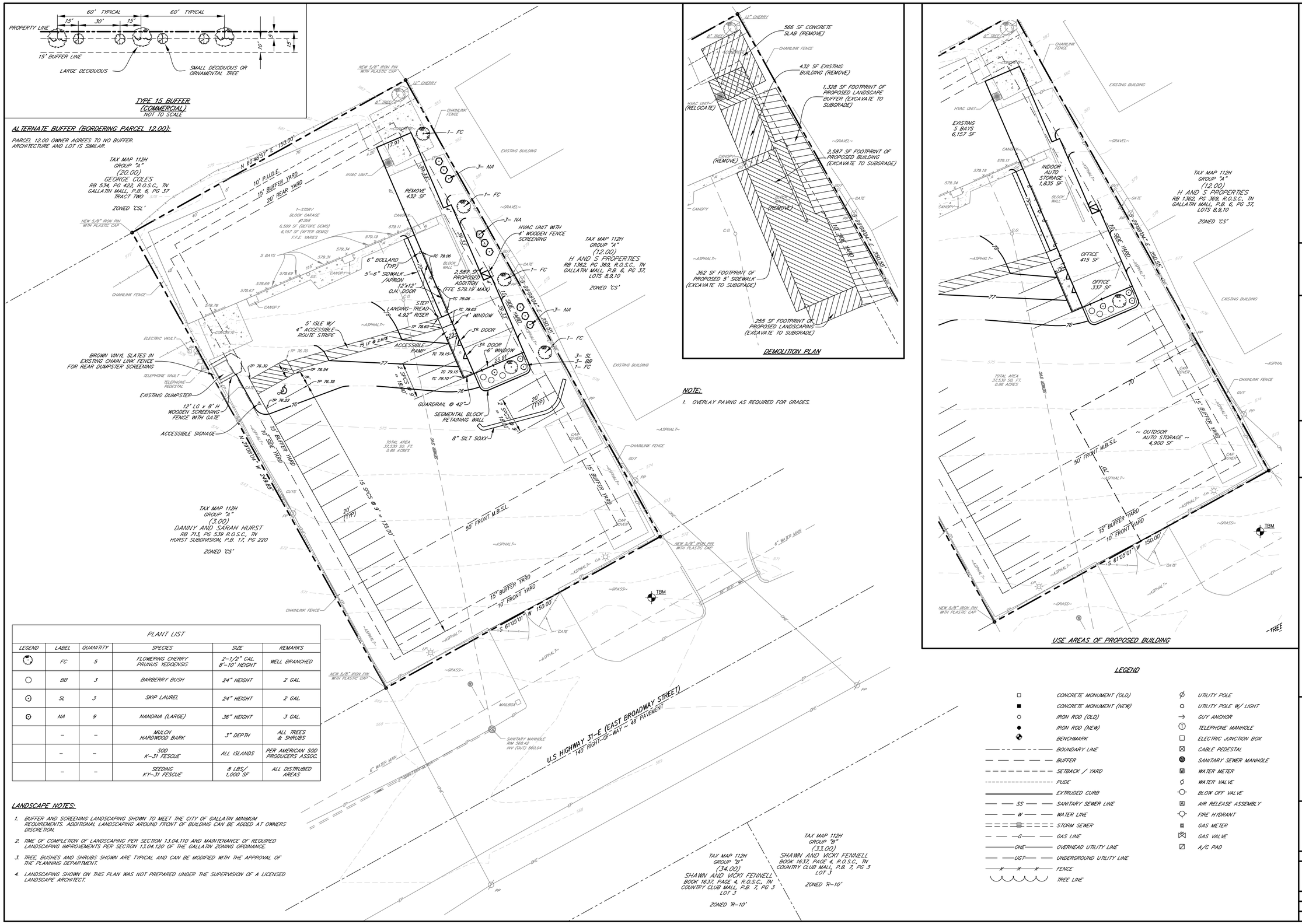
SHEET 1 OF 3

PROJECT #	14-049
DATE	26 AUGUST 2015

TYPE 15 BUFFER (COMMERCIAL)
NOT TO SCALE

ALTERNATE BUFFER (BORDERING PARCEL 12.00):

PARCEL 12.00 OWNER AGREES TO NO BUFFER. ARCHITECTURE AND LOT IS SIMILAR.



NOTE:

1. OVERLAY PAVING AS REQUIRED FOR GRADES.

DEMOLITION PLAN

USE AREAS OF PROPOSED BUILDING

PLANT LIST					
LEGEND	LABEL	QUANTITY	SPECIES	SIZE	REMARKS
	FC	5	FLOWERING CHERRY PRUNUS YEDOENSIS	2-1/2" CAL. 8'-10' HEIGHT	WELL BRANCHED
	BB	3	BARBERRY BUSH	24" HEIGHT	2 GAL.
	SL	3	SKIP LAUREL	24" HEIGHT	2 GAL.
	NA	9	NANDINA (LARGE)	36" HEIGHT	3 GAL.
	–	–	MULCH HARDWOOD BARK	3" DEPTH	ALL TREES & SHRUBS
	–	–	SOD K-31 FESCUE	ALL ISLANDS	PER AMERICAN SOD PRODUCERS ASSOC.
	–	–	SEEDING KY-31 FESCUE	8 LBS/ 1,000 SF	ALL DISTRUBED AREAS

LANDSCAPE NOTES:

1. BUFFER AND SCREENING LANDSCAPING SHOWN TO MEET THE CITY OF GALLATIN MINIMUM REQUIREMENTS. ADDITIONAL LANDSCAPING AROUND FRONT OF BUILDING CAN BE ADDED AT OWNERS DISCRETION.
2. TIME OF COMPLETION OF LANDSCAPING PER SECTION 13.04.110 AND MAINTENANCE OF REQUIRED LANDSCAPING IMPROVEMENTS PER SECTION 13.04.120 OF THE GALLATIN ZONING ORDINANCE.
3. TREE, BUSHES AND SHRUBS SHOWN ARE TYPICAL AND CAN BE MODIFIED WITH THE APPROVAL OF THE PLANNING DEPARTMENT.
4. LANDSCAPING SHOWN ON THIS PLAN WAS NOT PREPARED UNDER THE SUPERVISION OF A LICENSED LANDSCAPE ARCHITECT.

LEGEND

□	CONCRETE MONUMENT (OLD)	Ø	UTILITY POLE
■	CONCRETE MONUMENT (NEW)	○	UTILITY POLE W/ LIGHT
○	IRON ROD (OLD)	→	GUY ANCHOR
●	IRON ROD (NEW)	Ⓣ	TELEPHONE MANHOLE
◆	BENCHMARK	□	ELECTRIC JUNCTION BOX
—·—·—	BOUNDARY LINE	⊠	CABLE PEDESTAL
— — —	BUFFER	◎	SANITARY SEWER MANHOLE
— — —	SETBACK / YARD	Ⓦ	WATER METER
----------	PUDE	Ø	WATER VALVE
═══	EXTRUDED CURB	⊖	BLOW OFF VALVE
— SS —	SANITARY SEWER LINE	Ⓐ	AIR RELEASE ASSEMBLY
— W —	WATER LINE	⊕	FIRE HYDRANT
═ ═ ═	STORM SEWER	▣	GAS METER
— G —	GAS LINE	⊠	GAS VALVE
— OHE —	OVERHEAD UTILITY LINE	▨	A/C PAD
— UGT —	UNDERGROUND UTILITY LINE		
— x —	FENCE		
∪∪∪∪	TREE LINE		

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TENNESSEE ONE CALL
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N

GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

FOUR WAY MUFFLER ADDITION

SITE PLAN
1369 EAST BROADWAY STREET
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
No. 115908
STATE OF TENNESSEE
9/17/2015

SHEET NO.
C 2.0

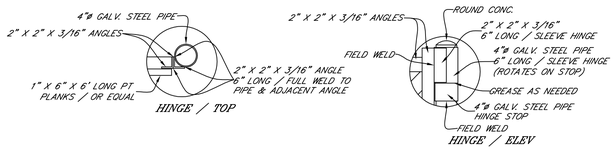
REVISIONS
REVISION 1: 9-17-15 PER GPC COMMENTS DATED 9-4-15

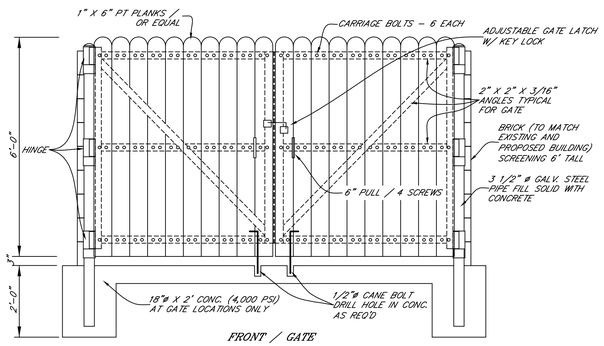
SHEET 2 OF 3

PROJECT #	14-049
DATE	26 AUGUST 2015

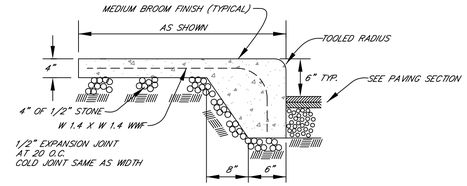
NOTES:

1. ALL WELDS TO BE PRIMED AND PAINTED GRAY
2. TOP OF DUMPSTER SCREEN WALL SHALL BE 2 FEET TALLER THAN THE TOP OF DUMPSTER.
3. DOOR COLOR TO MATCH BUILDING COLOR.

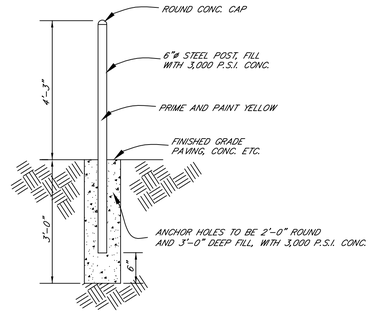




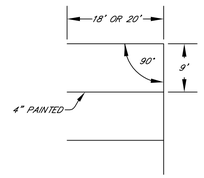
DUMPSTER SCREENING FENCE WITH GATE DETAIL
NOT TO SCALE



WALK DETAIL AT PARKING
NOT TO SCALE

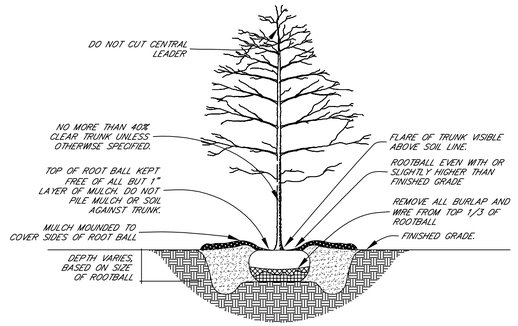


BOLLARD DETAIL
NOT TO SCALE

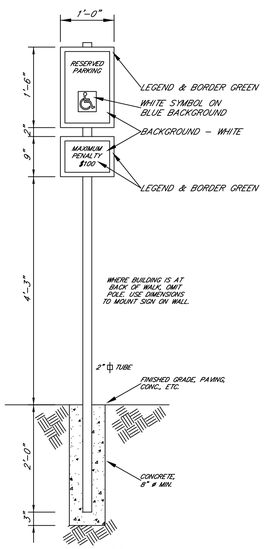


90° SPACES

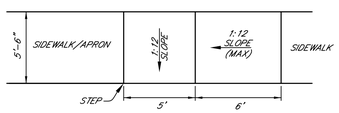
PARKING STRIPING DETAIL
NOT TO SCALE

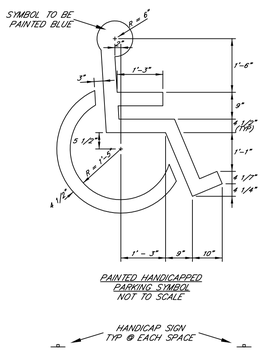


TREE PLANTING DETAIL
NOT TO SCALE

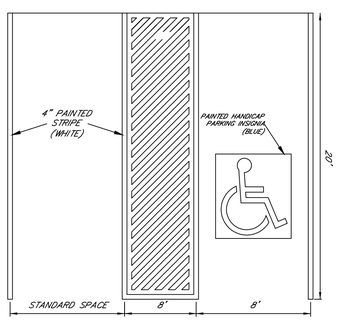


HANDICAPPED SIGN
NOT TO SCALE



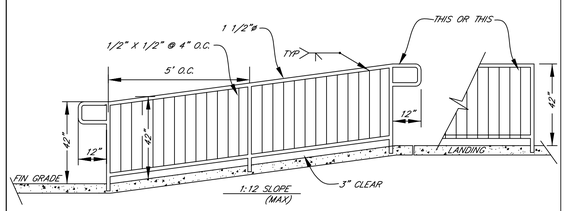


PAINTED HANDICAPPED PARKING SYMBOL
NOT TO SCALE

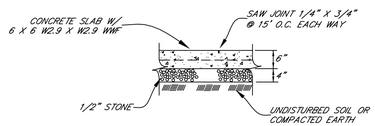


HANDICAPPED PARKING SPACE AND ISLE
NOT TO SCALE

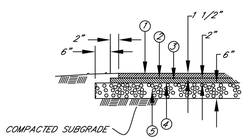
HANDICAPPED PARKING DETAIL
NOT TO SCALE



GUARDRAIL DETAILS
NOT TO SCALE



CONCRETE PAVING DETAIL
NOT TO SCALE



1. ASPHALT CONCRETE SURFACE (GRADING E)
2. TACK COAT
3. ASPHALT CONCRETE BASE (B – MODIFIED BINDER)
4. PRIME COAT
5. MINERAL AGGREGATE TYPE A BASE GRADING D PUG MILL MIX

STANDARD PAVING SECTION
NOT TO SCALE

TREE SELECTION SPECIFICATIONS:

1. PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLE SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECT ADULT EGGS, PUPAE, OR LARVAE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.
2. THERE SHALL BE NO CIRCLING OR GIRDLING ROOTS. CIRCLING ROOTS SHOULD BE CUT IN AT LEAST ONE PLACE.
3. TREES SHOULD BE ROOTED INTO THE ROOT BALL SO THAT SOIL OR MEDIA REMAINS INTACT AND TRUNK AND ROOT BALL MOVE AS ONE WHEN LIFTED BUT NOT ROOT BOUND. THE TRUNK SHOULD BEND WHEN GENTLY PUSHED AND SHOULD NOT BE LOSE SO IT PIVOTS AT OR BELOW SOIL LINE.
4. THE POINT WHERE THE TOP-MOST ROOT IN THE ROOT BALL EMERGES FROM THE TRUNK SHALL BE WITHIN TWO INCHES OF THE SOIL SURFACE. IF IT IS NOT WITHIN THE TOP TWO INCHES OF SOIL, GENTLY REMOVE THE TOP LAYER OF SOIL FROM THE ROOT BALL UNTIL THE FIRST MAJOR ROOT FLARE IS VISIBLE.
5. THE RELATIONSHIP BETWEEN CALIPER, HEIGHT AND ROOT BALL SIZE SHALL MEET THE ANSI Z60.1 STANDARD, LATEST EDITION.
6. THERE SHOULD BE ONE DOMINANT LEADER TO THE TOP OF THE TREE WITH THE LARGEST BRANCHES SPACED AT LEAST 6 INCHES APART. THERE CAN BE TWO LEADERS IN THE TOP 10% OF THE TREE IF IT IS OTHERWISE OF GOOD QUALITY.
7. THE TREE CANOPY SHOULD BE MOSTLY SYMMETRICAL AND FREE FROM LARGE VOIDS. CLEAR TRUNK SHOULD BE NO MORE THAN 40% OF TREE HEIGHT UNLESS OTHERWISE SPECIFIED IN THE PLANTING SPECIFICATIONS.
8. OPEN TRUNK AND BRANCH WOUNDS SHALL BE LESS THAN 10% OF THE CIRCUMFERENCE AT THE WOUND AND NO MORE THAN 2 INCHES TALL. PROPERLY MADE PRUNING CUTS ARE NOT CONSIDERED OPEN TRUNK WOUNDS. THERE SHOULD BE NO CONKS OR BLEEDING, AND THERE SHOULD BE NO SIGNS OF INSECTS OR DISEASE ON MORE THAN 5% OF THE TREE.
9. IF ANY OF THE ABOVE CONDITIONS ARE NOT MET, TREES MAY BE REJECTED.

TREE PLANTING SPECIFICATIONS:

1. THE DEPTH OF THE HOLE DUG SHOULD BE ABOUT 10% LESS THAN THE DISTANCE FROM THE TOP-MOST ROOT (MEASURED WHERE IT JOINS THE TRUNK) TO THE BOTTOM OF THE ROOT BALL. THE WIDTH OF THE HOLE SHALL BE AT LEAST 2 TIMES THE WIDTH OF THE ROOT BALL.
2. CUT AWAY BURLAP AND WIRING SO THAT AT LEAST 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY. ALL TWINE AND ROPE SHALL BE REMOVED FROM THE BASE OF THE TREE AND FROM ANY BRANCHES.
3. AFTER PLANTING, THE TOP-MOST ROOT SHALL BE NO MORE THAN 2 INCHES BELOW THE SOIL SURFACE. ADDITIONAL SOIL SHOULD BE REMOVED. THE SURROUNDING GRADE SHOULD BE EVEN WITH OR SLIGHTLY LOWER THAN THE TOP ROOT. PLEASE NOTE: SOME TREES WILL ARRIVE FROM THE NURSERY WITH TOO MUCH SOIL COVERING THE FIRST MAJOR ROOT FLARE. THIS SOIL SHOULD BE REMOVED. THE RESULTING SOIL LINE SHOULD BE EVEN WITH OR ABOVE THE SURROUNDING GRADE.
4. 3 INCHES OF MULCH SHOULD BE APPLIED TO COVER THE SIDES OF THE ROOT BALL TO A POINT EVEN WITH THE DRIP LINE. **DO NOT ADD ANY SOIL AT THE TOP OF THE ROOT BALL. DO NOT ADD MORE THAN 1 INCH OF MULCH TO THE TOP OF THE ROOT BALL.**
5. IN POORLY DRAINED SOIL, POSITION THE TOP OF THE ROOT BALL 10% OR MORE ABOVE THE SURROUNDING GRADE. NO MORE THAN 20% OF THE ROOT BALL SHOULD BE ABOVE THE SURROUNDING GRADE.
6. STAKING OF TREES IS NOT ALLOWED UNLESS PERMISSION IS SPECIFICALLY OBTAINED FORM THE CITY PLANNING DEPARTMENT.

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SUMMER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
No. 015908
STATE OF TENNESSEE
9/17/2015

SHEET NO.
C 3.0

REVISIONS
REVISION 1: 9-17-15 PER GPC COMMENTS DATED 9-4-15

SHEET 3 OF 3

PROJECT #	14-049
DATE	26 AUGUST 2015

ITEM 4

GMRPC Resolution No. 2015-116

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR AMENDMENT TO THE FOXLAND PRELIMINARY MASTER DEVELOPMENT PLAN AND APPROVING THE REVISED FINAL MASTER DEVELOPMENT PLAN FOR FOXLAND, PHASE 7, SECTIONS 2 AND 3, CONTAINING 33 LOTS AND SEVEN (7) OPEN SPACE TRACTS, ON 12.66 (+/-) ACRES, LOCATED ON VININGS BOULEVARD (PC File #8-1071-15)

WHEREAS, the applicant submitted an application for a minor amendment to the previously approved Foxland Preliminary Master Development Plan/Revised Final Master Development Plan consistent with Section 12.02 of the City of Gallatin Zoning Ordinance, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary Master Development Plan and the Revised Final Master Development Plan submitted by the applicant, Dewey-Estes Engineering, at its regular meeting on September 28, 2015; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION reviewed the Amended Preliminary Master Development Plan/Revised Final Master Development Plan, application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff in the Planning Commission Staff Report and the evidence and testimony presented during the meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations make the following findings pursuant to Tennessee Code Annotated §13-3-310, §13-4-310, §13-7-201, and §13-7-202:

1. The proposed Amended Preliminary Master Development Plan/Revised Final Master Development Plan is consistent with the purpose and intent of the Multiple Residential and Office (MRO) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district, with the approval of five (5) foot side yards and one (1) lot (Lot 1486) with less than 60 feet of lot width.

2. The changes shown in the Amended Preliminary Master Development Plan/Revised Final Master Development Plan do not constitute a major amendment to the approved Foxland Preliminary Master Development Plan as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.

3. The Amended Preliminary Master Development Plan/Revised Final Master Development Plan is in agreement and consistent with the intent and

recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Community Character Area.

4. The proposed project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing use or intended character of the general vicinity. As designed, the proposed modifications and exceptions in Foxland, Sections 2 and 3 will not change the essential character of the Foxland Subdivision, and will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood, and new housing will match previously constructed homes in Phase 7, Section 1.

5. The legal purposes for which zoning regulations exist have not been contravened. The exceptions will provide greater flexibility for development, but not increase density.

6. The Amended Preliminary Master Development Plan/Revised Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

7. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

8. The Amended Preliminary Master Development Plan/Revised Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves a minor amendment to the Foxland Preliminary Master Development Plan and approves the Revised Final Master Development Plan for Foxland, Phase 7, Sections 2 and 3, consisting of a four (4) sheet plan, prepared by Dewey-Estes Engineering of Nashville, Tennessee, with job number 12010, dated August 26, 2015, with a revision date of September 17, 2015, and a four (4) sheet architectural elevation set submitted by Goodall Inc. Builders, of Gallatin, TN, with the following conditions:

1. List acreage of each phase in Project Summary Table.
2. Submit three (3) corrected and folded copies of the Amended PMDP/Revised FMDP for Foxland, Ph. 7, Secs. 2 and 3 to the Planning Department for review and approval.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.
PRESENT AND VOTING

AYE:

NAY:

DATED: 9/28/15

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

Susan High-McAuley
City Attorney

ITEM 4
PLANNING DEPARTMENT STAFF REPORT
Foxland, Phase 7, Sections 2 and 3 Amended PMDP & Revised FMDP (PC File #8-1071-15)
Vinings Boulevard
Date: September 28, 2015

REQUEST: THE OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE FOXLAND PRELIMINARY MASTER DEVELOPMENT PLAN AND APPROVAL OF A REVISED FINAL MASTER DEVELOPMENT PLAN FOR FOXLAND, PHASE 7, SECTIONS 2 AND 3, CONTAINING 33 LOTS AND SEVEN (7) OPEN SPACE TRACTS, ON 12.66 (+/-) ACRES, LOCATED ON VININGS BOULEVARD (PC FILE #8-1071-15).

OWNER:	GREEN TRAILS, LLC
APPLICANT:	DEWEY-ESTES ENGINEERING
STAFF RECOMMENDATION:	APPROVAL OF RESOLUTION NO. 2015-116
STAFF CONTACT:	DENISE BROWN
PC MEETING DATE:	SEPTEMBER 28, 2015

PROPERTY OVERVIEW:

The owner and applicant request approval of a minor amendment to the Foxland Preliminary Master Development Plan and approval of a Revised Final Master Development Plan for Foxland, Phase 7, Sections 2 and 3, containing 33 lots and seven (7) open space tracts, on 12.66 (+/-) acres, located on Vinings Boulevard (Attachment 4-1 & Attachment 4-2).

The Preliminary Master Development Plan is being amended and the Final Master Development Plan is being revised to move the lot line between Lots 1486 and 1487 ten (10) feet to the east to increase the width of the building envelope on Lot 1487 and thereby decreasing the width of Lot 1486 to 52 feet wide.

A 25-foot stream buffer is located along the western boundary of Lot 1487, significantly reducing the width of the building envelope. Modifying the lot line will increase the width of Lot 1487 to 72 feet wide, providing a more sufficient building envelope; however, it will reduce the width of Lot 1486 to 52 feet wide. The minimum lot width required in the Multiple, Residential and Office (MRO) zone district is 60 foot wide.

The owner and applicant are requesting an exception for the width of Lot 1486 in accordance with G.Z.O. Section 12.02.020.F, Master Development Plan - Granting of Exceptions to Bulk Regulations and Waiver of Board of Zoning Appeal Approval of Conditional Use Permit. Applicants may request exceptions to certain bulk regulations such as yard lines and minimum lot

widths as part of Preliminary or Final Master Development Plans. The proposed amendment, with exceptions, will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood.

There are no significant architectural changes proposed with this amendment. The homes proposed for these lots are consistent with the other homes constructed within Foxland, Phase 7, Sections 1-3.

Staff recommends that the Planning Commission approve the proposed changes as a minor amendment to the approved Foxland Preliminary Master Development Plan and recommends approval of the Revised Final Master Development Plan with the conditions listed in the staff report and in GMRPC Resolution No. 2015-116.

CASE BACKGROUND:

Previous Approvals and Property History

On November 28, 2005, the Planning Commission recommended approval of a Preliminary Master Development Plan to rezone 416.87 (+/-) acres, known as the Foxland property, from Residential-15 Planned Unit Development (R15 PUD) and Multiple Residential and Office Planned Unit Development (MRO PUD) to Mixed Use (MU) and Multiple Residential and Office (MRO) (PC File #3-16-05). The plan called for 81.37 (+/-) acres to be rezoned to MU and 335.50 (+/-) acres to be rezoned to MRO. At that time the applicant labeled the proposed MU portion of the property as future development and did not submit any details or plans for that property. The Preliminary Master Development Plan and rezoning request passed Second Reading at the February 7, 2006 City Council meeting.

On May 23, 2011, the Planning Commission recommended that the proposed changes to the Foxland, Phase 3, Section 1, Phase 7, and Phase 9 Preliminary Master Development Plan be considered as a major amendment. The amended Preliminary Master Development Plan for Foxland, Phase 3, Section 1, Phase 7, and Phase 9 was approved by City Council at the August 16, 2011 meeting.

On February 27, 2012, the Planning Commission approved of a minor amendment to the Preliminary Master Development Plan for Foxland, Phase 3, Section 1, Phase 7 and Phase 9 and received approval of a Final Master Development Plan for Foxland, Phase 9, Sections 2-5 (PC9933-11) to designate section lines and remove existing alley stubs along Foxland Boulevard. Preliminary plats for Foxland, Phase 9, Section 2 (PC9940-12) and Foxland, Phase 9, Section 5 (PC9941-12) were also approved by the Planning Commission at the February 27, 2012 meeting.

On March 26, 2012, the Planning Commission approved a minor amendment to the Foxland, Phase 3, Section 1, Phase 7 and Phase 9 Preliminary Master Development Plan (PC9814-11) and a Final Master Development Plan for Foxland, Phase 7, Sections 1-4 (PC9959-12) to designate section lines for the development.

On September 22, 2014, the Planning Commission approved a minor amendment to the Foxland, Phase 7, Sections 2-4 Amended Preliminary Master Development Plan/Revised Final Master Development Plan (PC0336-14) to increase the width of lots 1269-1272 and 1488-1491 from approximately 62 feet to

84 feet and 86 feet, and to reduce the total number of lots in Phase 2 from 20 to 17. The overall total number of lots in Foxland, Phase 7, Sections 1-4 was reduced from 63 to 60.

On April 27, 2015, the Planning Commission approved a minor amendment to the Foxland, Phase 7, Sections 2 and 3 Amended Preliminary Master Development Plan/Revised Final Master Development Plan (8-463-15). This amendment eliminated Phase 4 and increased the width of lots in Section 3 and reduced the overall total number of lots in Foxland, Phase 7, Sections 1-3 from 60 to 54. (Attachment 4-3)

Subdivision Plats

On April 23, 2012, the Planning Commission approved a Preliminary Plat for Foxland, Phase 7, Section 1 (PC9979-12). The Final Plat was approved by the Planning Commission on August 27, 2012 (PC0029-12) and recorded on December 26, 2012 (PB 27, Pgs. 253-254 R.O.S.C.).

On August 23, 2013, the Planning Commission approved a Preliminary Plat for Foxland, Phase 7, Section 2 (PC0151-13). (Attachment 4-4) The Final Plat was approved by the Planning Commission on September 22, 2014 (PC0337-14) and recorded on March 19, 2015 (PB 28 Pgs. 340-341 R.O.S.C.). (Attachment 4-5)

On May 18, 2015, the Planning Commission approved the Preliminary Plat for Foxland, Phase 7, Section 3 (1-567-15B). The Final Plat was approved by the Planning Commission on August 24, 2015; however, it has not been recorded (1-954-15C).

Pending Approvals

A minor subdivision plat, to move the lot line between Lots 1486 and 1487 ten (10) feet to the east to increase the width of the building envelope on Lot 1487, and decrease the width of Lot 1486, was submitted to the Planning Department for administrative review and approval, pending Planning Commission's approval of the Amended Preliminary Master Development Plan/Revised Final Master Development Plan.

Gallatin on the Move 2020 General Development and Transportation Plan

The entire Foxland Subdivision, including the subject property, is located in the Suburban Neighborhood Established Community Character Area as shown on the Community Character Area Map of the *Gallatin on the Move 2020 General Development and Transportation Plan.* The main goals of the Suburban Neighborhood Established Community Character Area are to provide safe areas for pedestrians, school buses, and bicyclists while preserving mature tree cover, and maintaining existing residential uses, including One-family Detached Dwellings (Attachment 4-6 and Attachment 4-7; page 3-16).

Natural Features

The Phase 7, Sections 2 and 3 property are currently under construction. A small stream bisects Section 2, in the open space areas (Open Space 'A' and 'B') between lots 1487 and 1488, and lots 1268 and 1269. A 25-foot stream buffer is shown on both sides of the stream and a note has been added to the plan that no building is permitted within the required stream buffer (Attachment 4-2; sheet C2.0). The building envelope on Lot 1487 is small due to the required stream buffer which is the reason why the PMDP/FMDP is being revised so that a larger building envelope will be provided on this lot.

No portion of the subject property is located within a special flood hazard area according to FEMA FIRM map panel #471165C0409G; zone X (Attachment 4-1; sheet C0.0). As with the previously approved plan, many of the mature trees along the rear (southern) property line will be preserved and counted toward the bufferyard requirement.

Surrounding Zoning

The entire Foxland development property lies within the Gallatin City limits and is zoned Multiple Residential and Office (MRO). Properties to the north, east, and west of Foxland, Phase 7, Sections 2 and 3 are zoned MRO. The southerly property line and subdivision boundary also represents the Gallatin City limits line. The property to the south is zoned Sumner County RA (Low Density Residential) and contains existing single-family homes in the Lori Lee Estates subdivision.

Access

Vinings Boulevard, located off Douglas Bend Road, bisects Foxland, Phase 7, Sections 1-3 and intersects with Foxland Boulevard to the east of Section 1. Vinings Boulevard has been constructed in Section 1 and Section 2, on the eastern portion of Phase 7. Vinings Boulevard will become a public street once the roadway infrastructure is installed and accepted by the Gallatin City Council. Two (2) sets of chicanes will be installed along both sides of Vinings Boulevard as traffic calming devices. Three (3) landscaping medians are also shown at the entrance on Vinings Boulevard off Douglas Bend Road, which will also help reduce traffic speed. The previous plan only contained two (2) landscaped medians.

Architectural Elevations

The applicant submitted a rendering of the proposed One-family Detached Dwelling that will fit within the building envelope of Lots 1486 and 1487, and is consistent with the other homes proposed for Phase 7, Sections 1-3 (Attachment 4-8). The homes feature a mixture of brick, stucco accents, and Hardie Board siding, with architectural dimensional shingles for the roofs. The proposed homes range in size from approximately 2,247 square feet to approximately 3,396 square feet. The proposed floor plan was not included in the architectural plans formerly approved for Foxland, Phase 7; however, it was approved for construction in Fairvue.

Side Yard Exception/Lot Width Exception

According to G.Z.O. Section 12.02.020.F, Master Development Plan - Granting of Exceptions to Bulk Regulations and Waiver of Board of Zoning Appeal Approval of Conditional Use Permit, applicants may request exceptions to certain bulk regulations such as yard lines and minimum lot widths as part of Preliminary or Final Master Development Plans.

With this plan, the applicant is requesting approval of an exception to the 10-foot side yard requirement for the MRO zone district to allow five (5) foot side yards. This same request was previously approved by the Planning Commission as part of the Amended Preliminary Master Development Plan/Revised Final Master Development Plan and is consistent with the homes already constructed in Phase 7, Section 1. Staff supports with the side yard exception as shown on the Amended Preliminary Master Development Plan/Revised Final Master Development Plan for Foxland, Phase 7, Sections 2 and 3. The applicant is also requesting an exception of the lot width for Lot 1486. MRO zoning requires a minimum 60 foot wide lot. The exception would allow for a lot width of eight (8) feet less than required in the MRO zone district.

Open Space
The plan shows seven (7) open space tracts that were approved with the previous PMDP/FMDP. Open Space tracts A-D total 0.77(±) acres, [Open Space A - 0.20(±) acres, Open Space B - 0.26 (±) acres, Open Space C – 0.10(±) acres, and Open Space D – 0.21(±) acres]. Open Space tracts (Open Space E, F and G) are located within three (3) medians at the main entrance to Vinings Boulevard near Douglas Bend Road. The Homeowner's Association shall own and maintain all open space tracts.

Landscaping and Bufferyards
The Bufferyards shown as part of the Amended Preliminary Master Development Plan/Revised Final Master Development Plan are intended to minimize the potential impacts of the proposed development on the adjacent properties as outlined in the Gallatin Zoning Ordinance and the *2020 Plan*. The applicant submitted a detailed landscaping and bufferyard plan, which includes an alternative to the requirements of the Gallatin Zoning Ordinance.

A Type 10 Bufferyard was approved along the rear of Lots 1254-1283 in Phases 1-3. The Alternative Type 10 Bufferyard matches the landscaping approved as part of the original Preliminary and Final Master Development Plans. Existing trees in this location will be counted towards the bufferyard requirement. The applicant submitted a detailed tree survey as required by the Gallatin Zoning Ordinance. The Planning Commission previously approved the alternative landscaping plan. By approving this amendment, the Planning Commission is approving the alternative bufferyard as part of the Amended Preliminary Master Development Plan/Revised Final Master Development Plan. Private property owners shall maintain the bufferyard located on their individual property.

The applicant is also proposing landscaping to be installed in the open space tract along Douglas Bend Road, adjacent to lot 1283, and in the three (3) medians at the main entrance to Vinings Boulevard. A material list and planting schedule have been included as part of this Amended Preliminary Master Development Plan/Revised Final Master Development Plan, which is the same as the previously approved PMDP/FMDP.

In accordance with the Gallatin Zoning Ordinance and the *2020 Plan*, the applicant shall install five (5) foot wide sidewalks along both sides of Vinings Boulevard and along Douglas Bend Road as shown on Attachment 4-1; sheet C1.0.

Site Surety
The applicant is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required of the Gallatin Zoning Ordinance, in an amount to be determined by the applicant and approved by the Planning Department. Since the applicant is utilizing existing trees for the rear bufferyard, a site surety is only required for the entry feature landscaping proposed along Douglas Bend Road and in the three (3) medians at the entrance of Vinings Boulevard. The site surety shall be submitted prior to recording of the Final Plat for Foxland, Phase 7, Section 3.

Drainage and Detentioning
All stormwater runoff will drain to the small stream located in Section 2 between Lots 1487 and 1488 on the north side of Vinings Boulevard and lots 1268 and 1269 on the south side of Vinings Boulevard. The water will be piped under the adjacent golf course and will ultimately drain to Old Hickory Lake. All

lots will also be constructed with Public Utility Drainage Easements (P.U.D.E.) on all four (4) sides. A 30-foot wide P.U.D.E. has also been shown between lots 1488 and 1489 (offset) to accommodate a sanitary sewer line. No building construction is allowed in any easements.

Minor Amendment

G.Z.O., Section 12.02.050, Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan, lists specific items that would constitute a major amendment to an approved Preliminary Master Development Plan including an increase in density, substantial changes to access or site circulation, or substantial changes to approved architecture. Staff reviewed the approved Foxland Preliminary Master Development Plan in detail and found no changes in the current plan that would constitute a major amendment. Planning Commission should determine if the proposed changes to the lot widths and new architectural design should be considered as a minor amendment to the approved Preliminary Master Development Plan for Foxland.

Departmental Comments

Engineering Division

The Engineering Division reviewed and commented on the Amended PMDP/Revised FMDP. The owner and applicant satisfactorily addressed all Engineering Division comments.

Other Departments

Other departments reviewed the plans, but did not have any comments.

Findings

In keeping with the *2020 Plan*, the proposed project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity. As designed, the proposed modifications will not change the essential character of the Foxland Subdivision. The project has also been designed to reflect the recommendations of the *2020 Plan* and be consistent with the intent and purpose of the Gallatin Zoning Ordinance. Staff, therefore, makes the following findings:

1. The proposed Amended Preliminary Master Development Plan/Revised Final Master Development Plan is consistent with the purpose and intent of the Multiple Residential and Office (MRO) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district, with the approval of five (5) foot side yards and one (1) lot (Lot 1486) with less than 60 feet of lot width.

2. The changes shown in the Amended Preliminary Master Development Plan/Revised Final Master Development Plan do not constitute a major amendment to the approved Foxland Preliminary Master Development Plan as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.

3. The Amended Preliminary Master Development Plan/Revised Final Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Community Character Area.

4. The proposed project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing use or intended character of the general vicinity. As designed, the proposed modifications and exceptions in Foxland, Sections 2 and 3 will not change the essential character of the Foxland Subdivision, and will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood, and new housing will match previously constructed homes in Phase 7, Section 1.

5. The legal purposes for which zoning regulations exist have not been contravened. The exceptions will provide greater flexibility for development, but not increase density.

6. The Amended Preliminary Master Development Plan/Revised Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

7. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

8. The Amended Preliminary Master Development Plan/Revised Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

RECOMMENDATION:

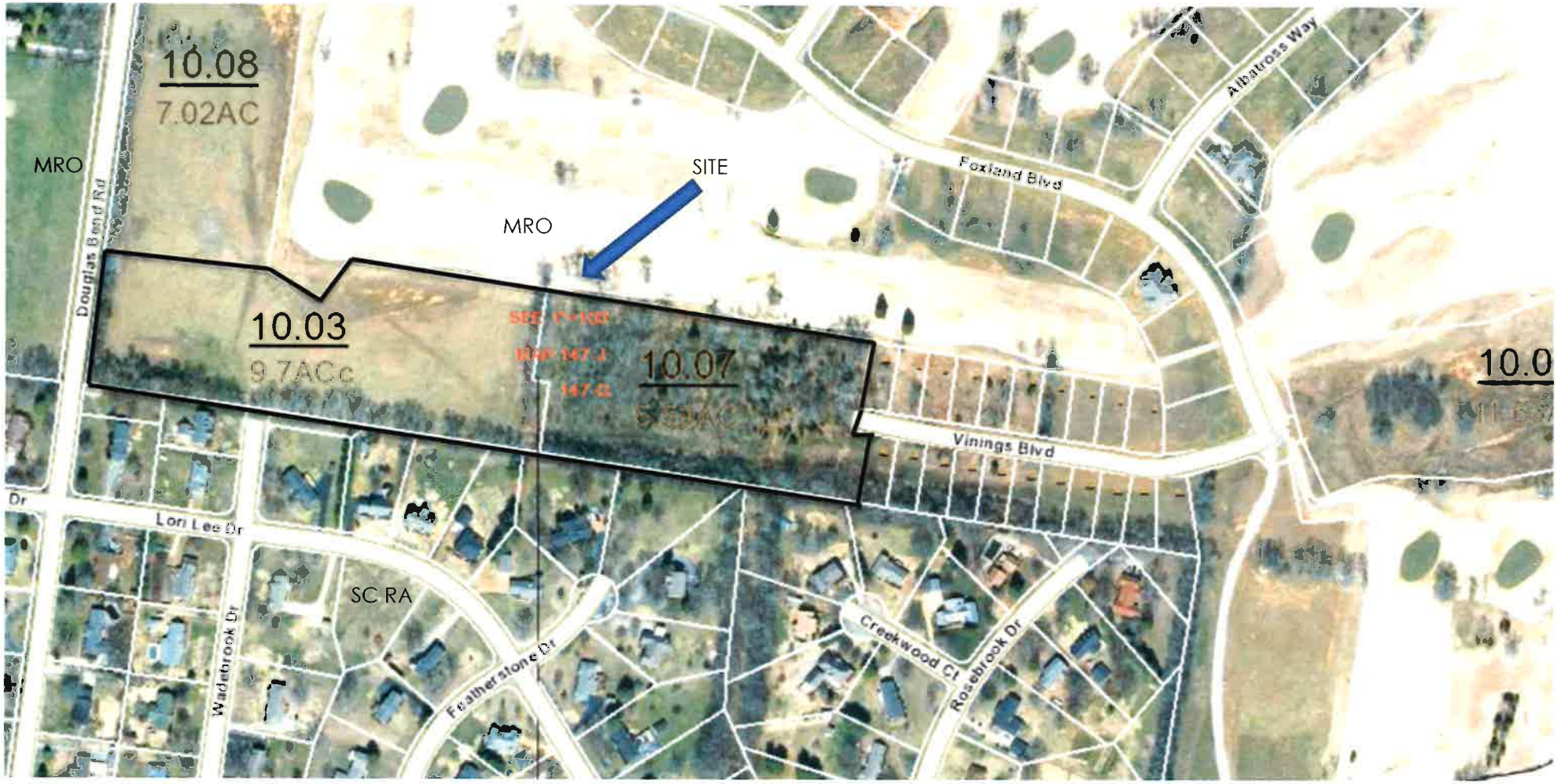
Based on the findings presented in the staff report, Staff recommends that the Planning Commission approve a minor amendment to the Foxland Preliminary Master Development Plan and approve the Revised Final Master Development Plan for Foxland, Phase 7, Sections Sections 2 and 3, consisting of a four (4) sheet plan, prepared by Dewey-Estes Engineering of Nashville, Tennessee, with job number 12010, dated August 26, 2015, with a revision date of September 17, 2015, and a four (4) sheet architectural elevation set submitted by Goodall Inc. Builders, of Gallatin, TN, with the following conditions:

1. List acreage of each phase in Project Summary Table.
2. Submit three (3) corrected and folded copies of the Amended PMDP/Revised FMDP for Foxland, Ph. 7, Sec. 2 and 3 to the Planning Department for review and approval.

ATTACHMENTS:

Attachment 4-1 Foxland, Ph. 7, Sec. 2-3 Location Map
Attachment 4-2 Foxland, Ph. 7, Sec. 2-3 Amended PMDP/Revised FMDP (8-1071-15)
Attachment 4-3 Foxland, Ph. 7, Sec. 2-3 Amended PMDP/Revised FMDP (8-463-15)
Attachment 4-4 Foxland, Ph. 7, Sec. 2 Preliminary Plat (PC0151-13)
Attachment 4-5 Foxland, Ph. 7, Sec. 2 Final Plat (PC0337-14)
Attachment 4-6 *2020 Plan* Community Character Area Map – West Gallatin
Attachment 4-7 *2020 Plan* Suburban Neighborhood Established Description
Attachment 4-8 Approved Architectural Elevations

FOXLAND, PHASE 7, SECTIONS 2 and 3; PC File #8-1071-15
AMENDED PMDP/REVISED FMDP
LOCATION MAP



TAX MAP #147//010.03 & 010.07

ZONED MRO

ATTACHMENT 4-1

ATTACHMENT 4-3

LOT TABLE

NAME	SQUARE FEET	ACRES
1254	12077.82	0.28
1255	10888.61	0.25
1256	9345.44	0.21
1257	9375.00	0.22
1258	9375.00	0.22
1259	9375.00	0.22
1260	9375.00	0.22
1261	9375.00	0.22
1262	9375.00	0.22
1263	9375.00	0.22
1264	9375.00	0.22
1265	9300.00	0.21
1266	9300.00	0.21
1267	9300.00	0.21
1268	9300.00	0.21
1269	12600.00	0.29
1270	12600.00	0.29
1271	12600.00	0.29
1272	12900.00	0.30
1273	12900.00	0.30
1274	12900.00	0.30
1275	12900.00	0.30
1276	12900.00	0.30
1277	12900.00	0.30
1278	14009.42	0.30
1279	17872.25	0.41
1280	18748.46	0.43
1281	19232.73	0.44
1282	18757.48	0.43
1283	18608.36	0.43

NAME	SQUARE FEET	ACRES
1473	11012.79	0.25
1474	9342.59	0.21
1475	9333.66	0.21
1476	9324.72	0.21
1477	9315.79	0.21
1478	9306.86	0.21
1479	9297.92	0.21
1480	9288.99	0.21
1481	9280.06	0.21
1482	9271.12	0.21
1483	9188.13	0.21
1484	9179.24	0.21
1485	9170.35	0.21
1486	9161.46	0.21
1487	9152.96	0.21
1488	12375.24	0.28
1489	12359.15	0.28
1490	12342.97	0.28
1491	12326.83	0.28
1492	12602.61	0.29
1493	12586.69	0.29
1494	12569.78	0.29
1495	12552.87	0.29
1496	9052.86	0.25

N
W DE E
S

100 0 100 200 300

Scale 1" = 100'

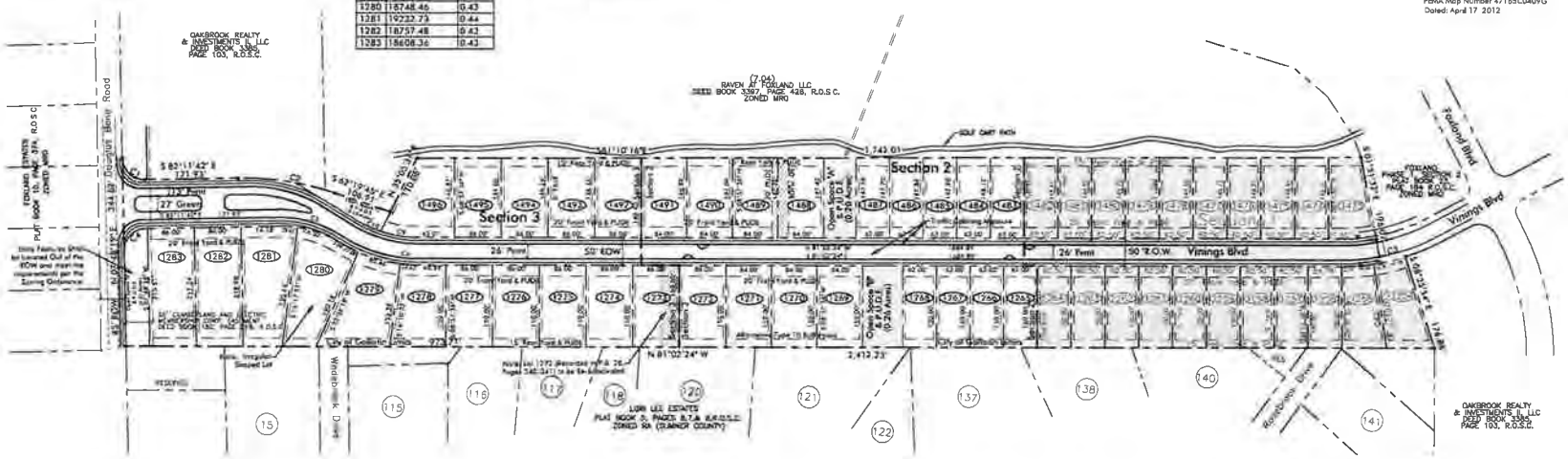
Phase 7 Area = 18.05 Acres

ENGINEER
Dewey-Estes Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Ph: (615) 401-9956
Fax: (615) 401-9956
Email: mdewey@dewey-estes.com

DEVELOPER
Green Trails, LLC
Contact: Rick Dackbar
2925 Berry Hill Drive
Nashville, TN 37204
Ph: (615) 397-4513

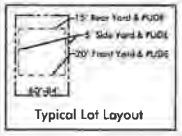
SITE BENCHMARK
Fire Hydrant Tag Bolt Located on the Northerly Margin of Vinings Blvd Approx 200 ft West of Foxland Blvd
NAVD 88 Elevation = 517.36

FLOOD NOTE
This Property is Not Located Within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47165C0409G Dated: April 17 2012

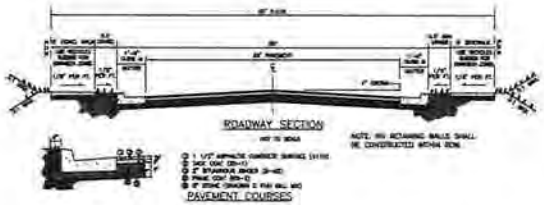


CURVE TABLE

NUMBER	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	40.00	40.00	62.83	S 38°11'11" W	56.57
C2	19°51'00"	530.00	91.84	183.63	S 47°15'42" E	181.12
C3	06°44'23"	400.00	23.50	47.06	S 64°04'17" W	47.03
C4	89°59'36"	40.00	40.00	62.83	S 52°48'19" E	56.57
C5	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C6	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C7	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C8	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56
C9	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C10	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C11	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C12	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56
C13	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C14	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C15	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C16	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56
C17	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C18	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C19	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C20	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56
C21	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C22	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C23	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C24	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56
C25	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C26	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C27	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C28	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56
C29	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C30	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C31	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C32	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56
C33	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C34	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C35	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C36	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56
C37	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C38	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C39	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C40	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56
C41	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C42	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C43	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C44	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56
C45	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C46	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C47	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C48	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56
C49	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C50	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C51	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C52	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56
C53	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C54	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C55	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C56	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56
C57	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C58	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C59	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C60	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56
C61	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C62	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C63	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C64	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56
C65	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C66	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C67	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C68	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56
C69	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C70	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C71	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C72	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56
C73	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C74	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C75	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C76	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56
C77	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C78	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C79	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C80	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56
C81	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C82	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C83	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C84	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56
C85	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C86	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C87	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C88	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56
C89	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C90	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C91	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C92	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56
C93	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C94	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C95	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C96	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56
C97	19°51'00"	230.00	39.84	79.73	S 47°15'42" E	79.34
C98	19°51'00"	270.00	46.78	93.57	N 47°15'42" W	93.11
C99	19°51'00"	330.00	57.16	114.32	N 47°15'42" W	113.78
C100	19°51'00"	370.00	64.09	128.17	N 47°15'42" W	127.56



Typical Lot Layout



CHICANE DETAIL

Project Schedule

1) Phase 7, Section 1 (21 Lots) July 2012-June 2013
2) Phase 7, Section 2 (17 Lots) Sept 2014-June 2015
3) Phase 7, Section 3 (16 Lots) July 2015-June 2016

Revisions:

Drawing Notes:

Date: April 15 2015

Foxland
Phase 7, Sections 2 & 3

Being Parcel 10.07 and Portion of Parcel 10.03 on Tax Map 147
Gallatin, Sumner County, Tennessee

DEWEY ESTES

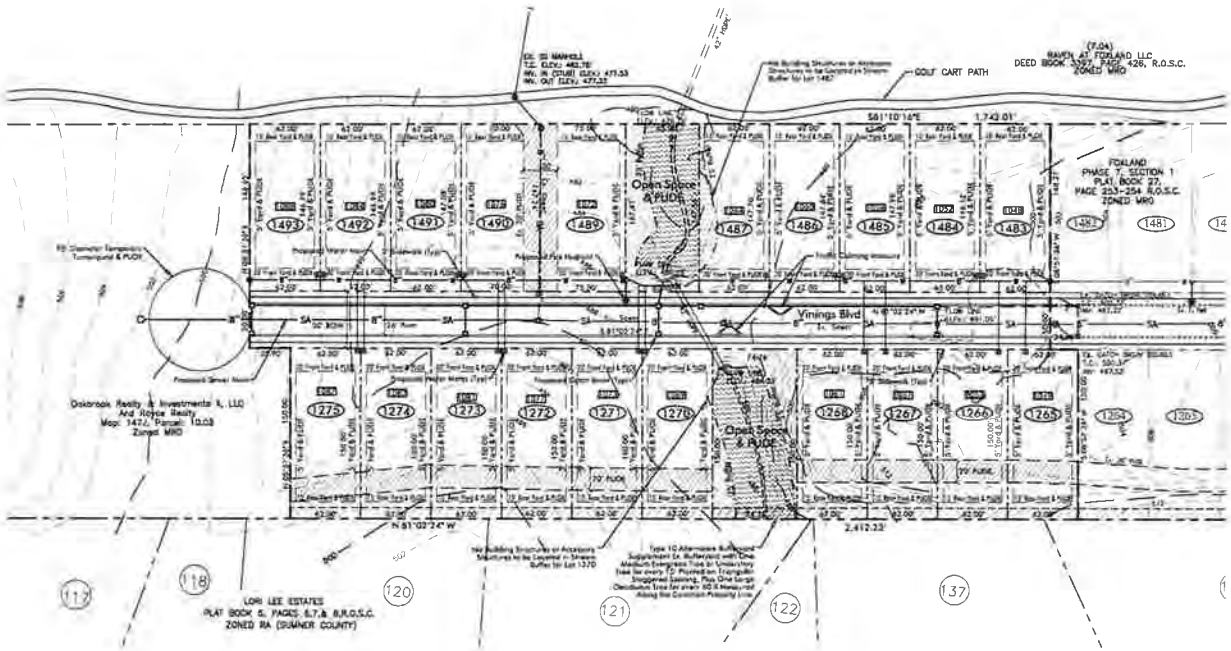
Overall Layout Plan

Job No. 12010

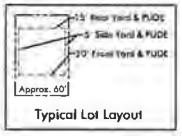
C1.0

8-463-15

ATTACHMENT 4-4



Meadwall
Storm Catch Basin
Storm Pipe
Fire Hydrant
Water Main
Sewer Manhole
Sewer Main
Concrete Monument
Iron Rod



Typical Lot Layout

Project Schedule

1) Phase 7, Section 1 (21 Lots) — Under Construction
2) Phase 7, Section 2 (20 Lots) — July 2013-June 2014
3) Phase 7, Section 3 (17 Lots) — July 2014-June 2015
4) Phase 7, Section 4 (5 Lots) — TBD (By Others)

Certificate of Planning Commission Preliminary Approval Note:
After the Planning Commission has reviewed the Preliminary Plat, exhibits, and the results of administrative reviews, the City Planner shall provide the applicant with an Action Form stating any required changes or additions. The Planning Commission shall approve, conditionally approve or disapprove the Preliminary Plat within thirty (30) days after the date of the regular meeting of the Planning Commission at which the hearing on preliminary approval, including adjourned date thereof, is closed. The failure of the Planning Commission to act upon a Preliminary Plat within the prescribed time shall be deemed preliminary approval of the plat and, in such event a Certificate of Preliminary Approval shall be issued by the Chairman and Secretary of the Planning Commission upon demand, and the applicant may proceed to apply for Final Plat approval in the manner prescribed by Section 2-105 of these Regulations.

N
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Scale 1" = 50'

Phase 7, Section 2 = 5.59 ac

ENGINEER
Dewey-Estes Engineering
Contact: Mike of Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Ph: (615) 401-9956
Fax: (615) 401-9956
Email: mdewey@dewey-estes.com

DEVELOPER
Green Trails, LLC
Contact: Rick Dobbins
2925 Berry Hill Drive
Nashville, TN 37204
Ph: (615) 397-4513

SITE BENCHMARK
Fire Hydrant Tag Bolt Located on the Northwest Corner of Vinings Blvd Approx. 200 ± West of Foxland Blvd
NAVD 88 Elevation = 517.36

FLOOD NOTE
This Property is Not Located Within a Flood Hazard Area as Indicated by Zone X on FEMA Map Number 47165C0409G
Dated: April 17, 2012

LOT TABLE

LOT	SQUARE FEET	ACRES
1265	9300.00	0.21
1266	9300.00	0.21
1267	9300.00	0.21
1268	9300.00	0.21
1270	9300.00	0.21
1271	9300.00	0.21
1272	9300.00	0.21
1273	9300.00	0.21
1274	9300.00	0.21
1275	9300.00	0.21
1483	9168.13	0.21
1484	9179.34	0.21
1485	9170.55	0.21
1486	9161.76	0.21
1487	9152.96	0.21
1489	11049.24	0.25
1490	10301.01	0.24
1491	9114.40	0.21
1492	9105.61	0.21
1493	9096.81	0.21

Revisions:
7/12/13: Revised per Staff Comments. Added 25' Buffer Removed Lot East of Buffer North of Vinings Blvd
8/2/13: Revised Lot Layout Added Lot East of Buffer North of Vinings Blvd
8/9/13: Revised per Staff Comments.
8/15/13: Revised per Staff Comments.

Drawing Notes:

Date: June 2013

Foxland
Phase 7, Section 2
Being Portion of Parcel 10.03 on Tax Map 147
Gallatin, Sumner County, Tennessee

DEWEY/ESTES ENGINEERING

Overall Layout & Utilities Plan

Job No. 12010

C1.0

2 of 2

PC0151-13

ATTACHMENT 4-5

Site Information

Tax Map 147, Portion of Parcel 10.07

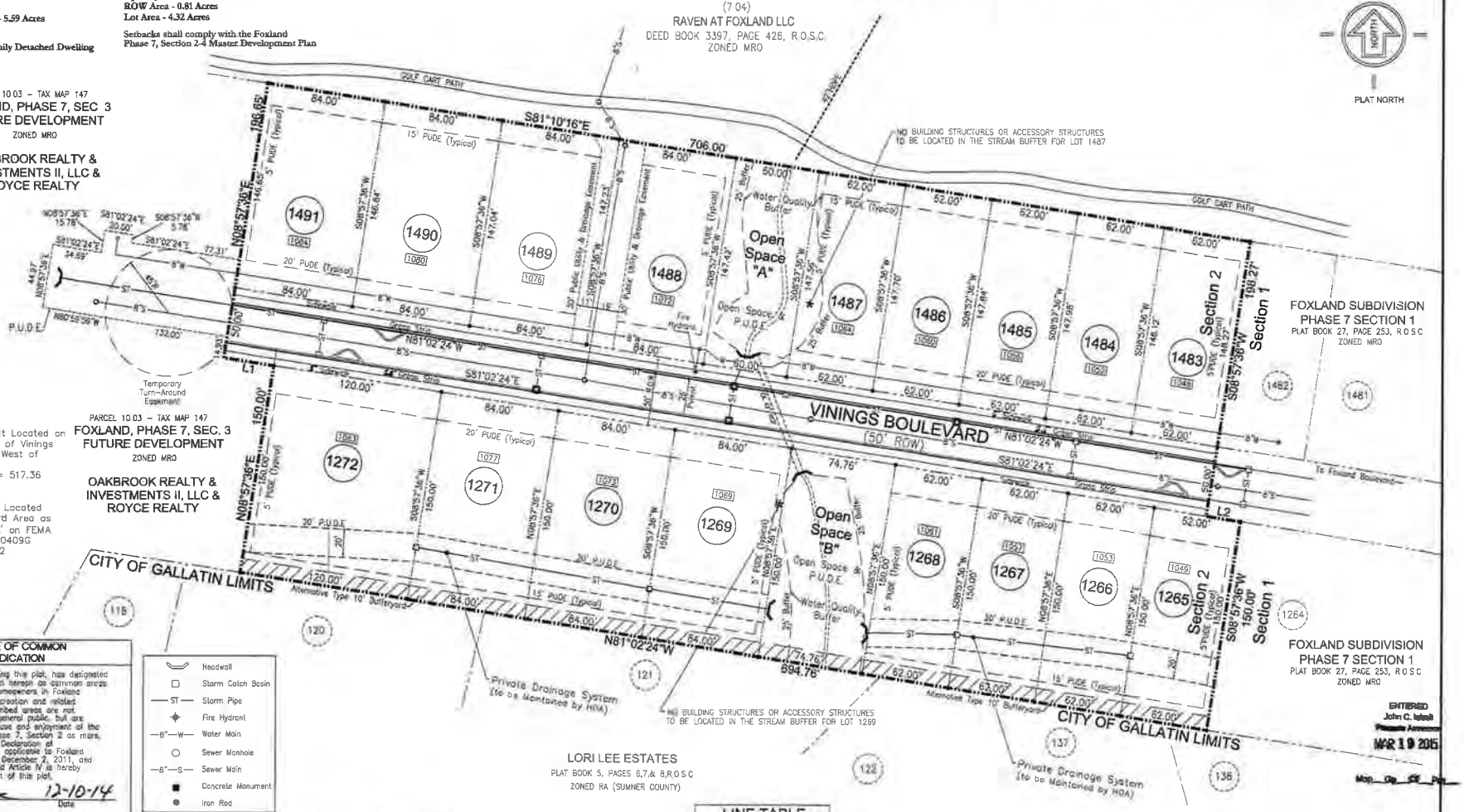
Zoning - MRO

Phase 7, Section 2 Area - 5.59 Acres

Current Use: Vacant
Proposed Use: One-Family Detached Dwelling

Total Lots - 17
Open Space Area - 0.46 Acres
ROW Area - 0.81 Acres
Lot Area - 4.32 Acres

Setbacks shall comply with the Foxland Phase 7, Section 2-4 Master Development Plan



SITE BENCHMARK
Fire Hydrant Tag Bolt Located on the Northerly Margin of Vinings Blvd Approx 200 lf West of Foxland Blvd
NAVD 88 Elevation = 517.36

FLOOD NOTE
This Property is Not Located Within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47165C0409G
Dated: April 17, 2012

CERTIFICATE OF COMMON AREAS DEDICATION

Green Trails, LLC in recording this plat, has designated certain areas of land shown hereon as common areas intended for use by the homeowners in Foxland Phase 7, Section 2, for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use and enjoyment of the homeowners in Foxland Phase 7, Section 2 as more fully provided in Article IV, Declaration of Covenants and Restrictions, applicable to Foxland Phase 3, Section 3, dated December 2, 2011, and recorded with this plat. Said Article IV is hereby incorporated and made part of this plat.

12-10-14
Green Trails, LLC — Date
Rick Deckbar

- Headwall
- Storm Catch Basin
- ST — Storm Pipe
- Fire Hydrant
- —8"—W— Water Main
- Sewer Manhole
- —8"—S— Sewer Main
- Concrete Monument
- Iron Rod

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 3385, Page 103, Sumner County Register's Office and that I (we) adopt this plan of subdivision with my (our)free consent, establish the minimum building restriction lines, and and that offers of dedication for all public roads, utilities and other facilities have been files as required by the Gallatin Municipal–Regional Subdivision Regulations

4/13/15
Oakbrook Realty & Investments II, LLC & Royce Realty – Kim M. Plencner, Manager — Date

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

I hereby certify: (1) that all designated roads on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Gallatin Municipal–Regional Subdivision Regulations, or (2) that a performance surety has been posted with the Planning Commission to assure completion of all required improvements in case of default

03/09/15
City Engineer — Date

LINE TABLE		
LINE	BEARING	LENGTH
L1	N81°02'24"W	25.90
L2	S81°02'24"E	24.66

OWNER/DEVELOPER:
GREEN TRAILS, LLC
CONTACT: RICK DECKBAR
ADDRESS: 2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
PHONE: (615) 397-4513

OWNER/DEVELOPER:
OAKBROOK REALTY & INVESTMENTS, LLC & ROYCE REALTY
CONTACT: KIM M PLENCNER
1000 ROYCE BOULEVARD
OAKBROOK TERRACE, ILLINOIS 60181
PHONE: (630) 268-4000

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 851918 — Instrument #: 1112163
Rec'd: 30.00 — Recorded
State: 0.00 — 3/19/2015 at 9:14 AM
Clerk: 0.00 — in Plat Book
Other: 2.00 — 28
Total: 32.00 — Pgs 340-341

2 12-1-14 Revise Per Staff Comments
1 11-12-14 Revise Per Staff Comments

TOTAL AREA: 243,620 SQUARE FEET OR 5.59 ACRES

FINAL PLAT
FOXLAND SUBDIVISION
PHASE 7 SECTION 2

VININGS BOULEVARD
4TH COUNCILMANIC DISTRICT
SUMNER COUNTY, TENNESSEE

0' 25' 50 100' 150'
SCALE: 1"=50'

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 3773, Page 137, Sumner County Register's Office and that I (we) adopt this plan of subdivision with my (our)free consent, establish the minimum building restriction lines, and and that offers of dedication for all public roads, utilities and other facilities have been files as required by the Gallatin Municipal–Regional Subdivision Regulations

12-10-14
Green Trails, LLC — Date
Rick Deckbar Owner

CERTIFICATE OF ACCURACY

I (we) hereby certify that the Monumentation shown and described hereon is a correct survey to the accuracy required by the Gallatin Municipal–Regional Subdivision Regulations and that the monuments have been placed as required by the Gallatin Municipal–Regional Subdivision Regulations in these Regulations

Date
Registered Surveyor — TENNESSEE NO. 2030

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled Final Plat–Foxland Phase 7, Section 2 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

12/22/14
Water System — Date
Superintendent of Public Utilities

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Revised Final Plat–Foxland Phase 7, Section 2 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

12/22/14
Sewer System — Date
Superintendent of Public Utilities

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal–Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of County Registrar.

3-9-15
Date — Secretary, Planning Commission

3-9-15
Date — Chairman's Initials

RECORD

RECORDED _____, 2014
IN BOOK _____ PAGE _____
OF THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE

JAMES TERRY & ASSOCIATES
2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
PHONE: (615) 883-2918

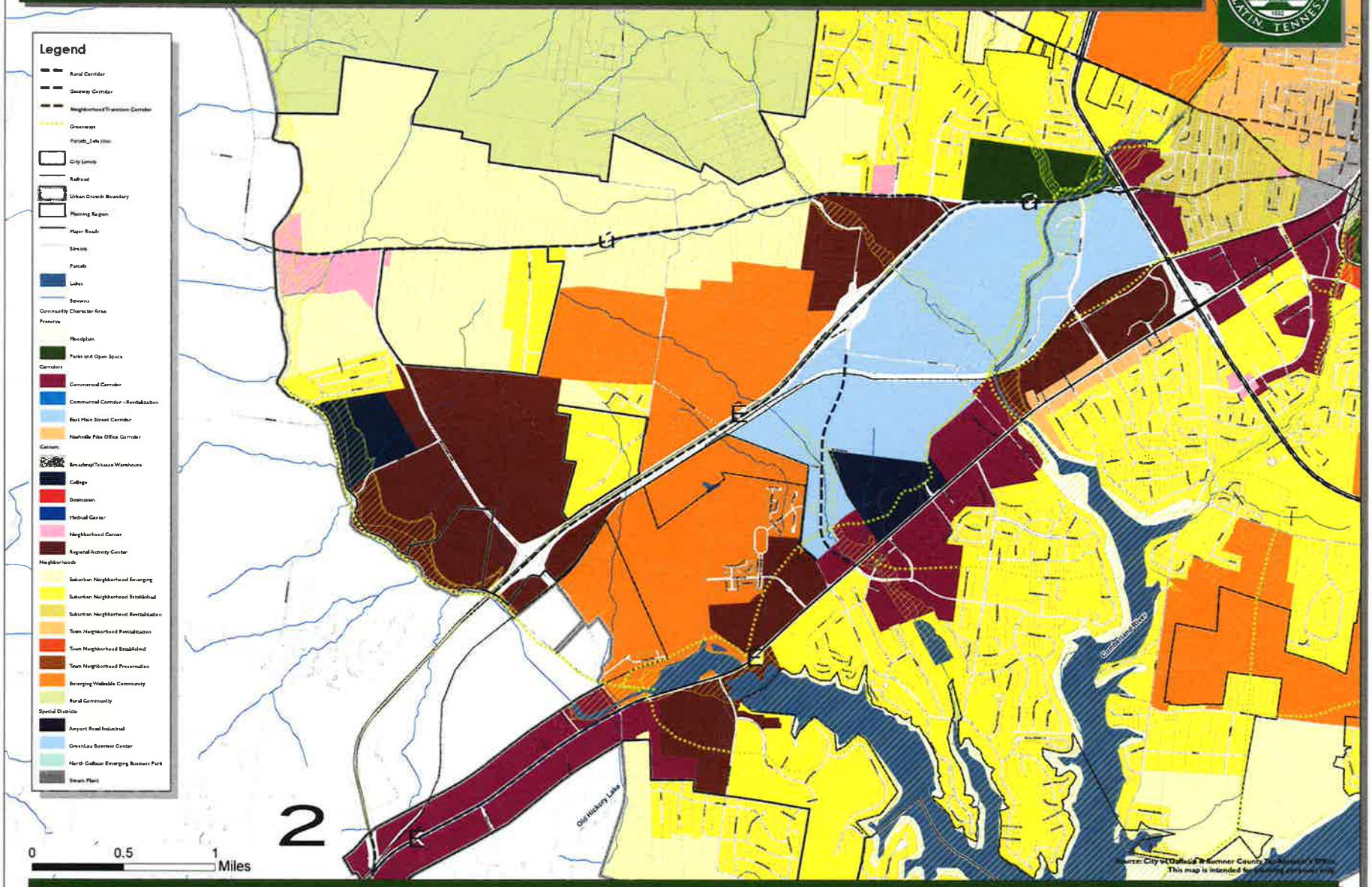
DATE: OCTOBER 28, 2014
JOB NO. 2014-338

SHEET 2 OF 2

PC 0337-14

ATTACHMENT 4-6

Exhibit 3.2: Community Character Map - West Gallatin



Prepared By _____
Checked By _____

Map Document: (G:\Gallatin\maps\future_development_west_gallatin.mxd)
11/17/2006 -- 11:31:52 AM

ATTACHMENT 4-7

NEIGHBORHOOD CHARACTER CATEGORY

Neighborhoods are the building blocks of all communities. Gallatin, like most cities its size, includes a diverse collection of neighborhoods ranging from in-town urban neighborhoods to large-lot suburban. Neighborhoods of the City are currently in a variety of conditions. The condition of each neighborhood impacts the needs defined for this plan.

Gallatin neighborhoods are categorized for Community Character Areas as follows:

- **Rural Community** – Sparsely developed areas surrounding the City where agricultural use and character is common and expansion of urban services is not anticipated
- **Town Neighborhood Established** – Stable neighborhoods developed with narrow, smaller lots generally prior to 1950
- **Town Neighborhood Preservation** – Stable neighborhoods developed with narrow, smaller lots generally prior to 1950 and protected by a historic zoning overlay
- **Town Neighborhood Revitalization** – Neighborhoods developed with narrow, smaller lots generally prior to 1950 with a need for new investment and revitalization
- **Suburban Neighborhood Established** – Stable, suburban neighborhoods developed with wide, larger lots generally after 1950 with a need for new investment and revitalization
- **Suburban Neighborhood Revitalization** – Suburban neighborhoods developed with wide, larger lots generally after 1950 with a need for new investment and revitalization
- **Suburban Neighborhood Emerging** – Developable areas where conventional suburban neighborhood development is appropriate
- **Emerging Walkable Community** – Developable areas where walkable neighborhoods, Traditional Neighborhood Development (TND), is appropriate and a variety of housing types

Woodvale subdivision in south central Gallatin

Fairvue development in West Gallatin

Rural Reserve character along Dobbins Pike

SUBURBAN NEIGHBORHOOD ESTABLISHED

General Description of Existing Development Patterns

The Suburban Neighborhood character area describes areas where typical types of suburban residential subdivision development have occurred in the post World War II era. Neighborhoods are characterized by low pedestrian orientation, medium-to-larger lot sizes, high to moderate degree of building separation, and are predominantly residential with scattered civic buildings and varied street patterns (often curvilinear) that include cul-de-sacs. Neighborhoods included in this character area are generally stable. Improved pedestrian and bicycle networks, especially near school and other civic uses would provide safer routes and encourage walking and bicycling as a transportation option.

Location

Areas within this character area include the following:

- South Gallatin neighborhoods of Halewood and Woodvale
- West Gallatin neighborhoods in the Lock 4 Road/Peninsula Drive area
- Newly-developed portions of the West Gallatin neighborhoods in the Fairvue/Baypoint (Browns Lane) area
- Newly-developed and established portions of the Douglass Bend area
- East Gallatin neighborhoods in the Grandview subdivision and surrounding area

Intent

The development pattern should seek to:

- Maintain residential uses
- Preserve existing tree cover
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Accommodate senior housing opportunities, which can be integrated into neighborhoods that benefit from close proximity to goods and services
- Maintain predominant development pattern of detached one-family homes

SUBURBAN NEIGHBORHOOD ESTABLISHED

Anticipated level of change:

- Low

Transportation

- Low level of service
- Medium level of connectivity
- Properties accessed by public roads
- Regular-shaped, long blocks
- Older subdivision roads characterized by grassy swales and newer with curb, gutter and sidewalk
- Sidewalks and pedestrian infrastructure limited to newer subdivisions

Infrastructure

- Public water and sewer available
- Civic spaces such as greenways, parks, common areas

Greenspace

- Adjacent Preserve areas
- Neighborhood parks
- Community gardens

Primary Land Uses

- Single-family residential
- Small and large-scale apartments and townhomes

Appropriate Residential Net Density

- 2-5 units per acre

Applicable Zoning Districts

Existing Zoning Districts

- R-10, R-15, R-20, R-40, MRO

Proposed Zoning Districts

- No proposed new districts

Development Strategies

- Focus on reinforcing stability of more mature Suburban Neighborhood Established areas by encouraging more home ownership and maintenance or upgrade of existing properties
- Locate schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly multi-use trail/bike routes linking neighboring communities and major destinations such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.
- Add traffic calming improvements, sidewalks and increased street interconnections to improve walkability within existing neighborhoods
- Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow
- Protect older subdivisions that lack detailed design-related covenants and restrictions

Typical suburban street in Halewood subdivision

Typical suburban street in Woodvale subdivision

Implementation Measures

☞ *Develop residential infill guidelines applicable in Suburban Neighborhood Established areas in order to ensure that the scale and character of new development on vacant lots is compatible with existing development*

An Amended Preliminary & Revised Final Master Development Plan

for

Foxland

Phase 7, Sections 2 & 3

Being Parcel 10.07 and Portion of Parcel 10.03 on Tax Map 147

Gallatin, Sumner County, Tennessee

Vinings Boulevard

Project Notes

1. The purpose of this submittal is to amend the previously approved Preliminary Master Development Plan and revise the previously approved Final Master Development Plan for Phase 7, Sections 2 & 3 of this development. The scope of this revision is to revise the lot line between lots 1486/1487 and request an exception of the required lot width of 60 feet for Lot 1486.

2. Any excavation, fill or disturbance of the existing ground must be done in accordance with the standards of the City of Gallatin.

3. This Property is Not Located Within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47165C0409G. Dated: April 17, 2012. Floodplain Development Permits and Elevation Certificates are Required if Property is Located within 100 Year Floodplain.

4. All public streets, curbs, and sidewalks are to be constructed in conformance with the City of Gallatin design standards.

5. Wheelchair accessible curbs ramps, complying with applicable City of Gallatin standards, shall be constructed at all street crossings.

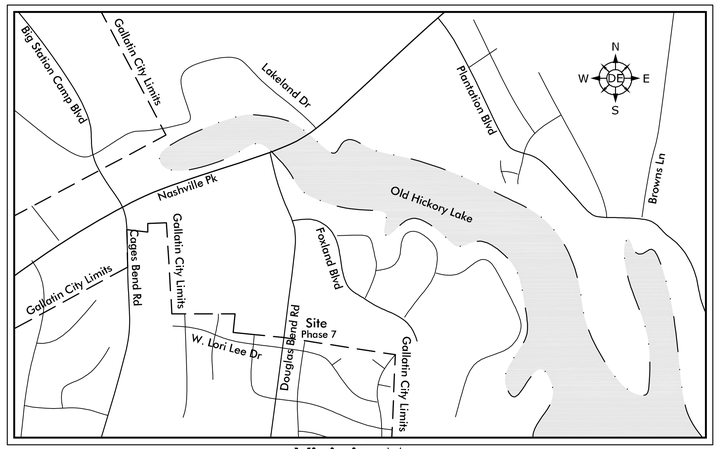
6. Individual water and/or sanitary sewer service lines are required for each lot.

7. The final Construction Documents shall indicate the proposed method to deal with stormwater runoff for this project.

8. Homeowners' Association shall own and maintain all open space tracts and private property owners shall maintain the bufferyard located on their individual property.

9. All Construction and Use of the Proposed Facility to Meet the Applicable Performance Standards as Set Forth in the City of Gallatin Zoning Ordinance, Section 13.02.

10. The owner/developer of this property is responsible for all financial matters.



Vicinity Map

NTS

Project Summary

Site Data

Councilmatic District #4
Council Person Craig Hayes

Property Location/Address:
Located on the East Side of Foxland Blvd
Approx. 500 lf North of Lori Lee Dr
Address (GIS): 0 Douglas Bend Rd
Gallatin, TN 37066

Property Owner:
Green Trails, LLC
Contact: Rick Deckbar
Address: 2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 397-4513

Engineer: Dewey-Estes Engineering
Contact: Michael Dewey, PE
Address: 2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956
Fax: (615) 401-9956
Email: mdewey@dewey-estes.com

Site Information

Tax Map 147, 10.07 and 10.03 (Portion of)

Zoning - MRO

Phase 7, Sections 1-3 Area - 18.05 Acres

Current Use: Vacant
Proposed Use: One-Family Detached Dwelling

Plan Preparation Date: August 26, 2015

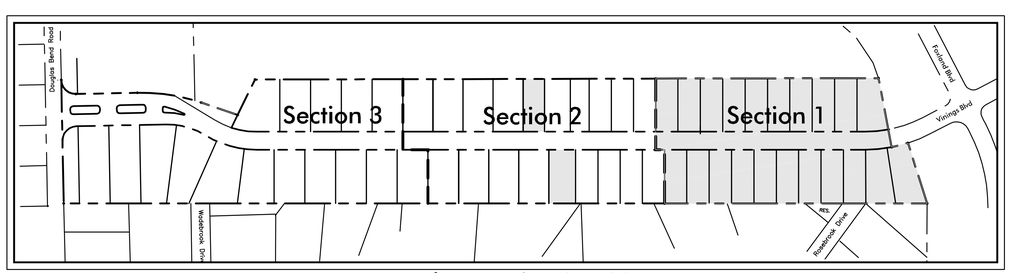
Lot Breakdown:
Total Lots - 54
Phase 7, Section 1 - 21 Lots
Phase 7, Section 2 - 17 Lots
Phase 7, Section 3 - 16 Lots

Open Space Area - 0.86 Acres
Open Space Area "A" - 0.20 Acres
Open Space Area "B" - 0.26 Acres
Open Space Area "C" - 0.10 Acres
Open Space Area "D" - 0.21 Acres
Open Space Area "E" - 0.04 Acres
Open Space Area "F" - 0.04 Acres
Open Space Area "G" - 0.01 Acres

ROW Area - 2.90 Acres
Lot Area - 14.29 Acres

Minimum Front Yard: 20 Ft
Minimum Rear Yard: 15 Ft
Minimum Side Yard: 5 Ft

Maximum Height: 3 Stories (35 Feet Building Height)



Phase 7 Section Map

Scale: 1"=200'

Sheet Schedule

C0.0	Cover Sheet
C1.0	Overall Layout Plan
C2.0	Overall Grading & Utilities Plan
C3.0	Overall Landscape Plan

SITE BENCHMARK
Fire Hydrant Tag Bolt Located on the Northerly Margin of Vinings Blvd Approx. 200 lf West of Foxland Blvd
NAVD 88 Elevation = 517.36

FLOOD NOTE
This Property is Not Located Within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47165C0409G. Dated: April 17, 2012.

Revisions:
8/26/15 - Revised Lot Line for Lots 1486/1487

Drawing Notes:

Date: September 17, 2015

Foxland
Phase 7, Sections 2 & 3
Being Parcel 10.07 and Portion of Parcel 10.03 on Tax Map 147
Gallatin, Sumner County, Tennessee

DEWEY-ESTES ENGINEERING

Cover Sheet

Job No. 12010

C0.0

LOT TABLE

NAME	SQUARE FEET	ACRES
1254	12077.82	0.28
1255	10888.61	0.25
1256	9343.44	0.21
1257	9375.00	0.22
1258	9375.00	0.22
1259	9375.00	0.22
1260	9375.00	0.22
1261	9375.00	0.22
1262	9375.00	0.22
1263	9375.00	0.22
1264	9375.00	0.22
1265	9300.00	0.21
1266	9300.00	0.21
1267	9300.00	0.21
1268	9300.00	0.21
1269	12600.00	0.29
1270	12600.00	0.29
1271	12600.00	0.29
1272	12900.00	0.30
1273	12900.00	0.30
1274	12900.00	0.30
1275	12900.00	0.30
1276	12900.00	0.30
1277	12900.00	0.30
1278	14009.42	0.30
1279	17672.25	0.41
1280	18748.46	0.43
1281	19232.73	0.44
1282	18757.48	0.43
1283	18608.36	0.43

NAME	SQUARE FEET	ACRES
1473	11012.79	0.25
1474	9342.59	0.21
1475	9333.66	0.21
1476	9324.72	0.21
1477	9315.79	0.21
1478	9306.86	0.21
1479	9297.92	0.21
1480	9288.99	0.21
1481	9280.06	0.21
1482	9271.12	0.21
1483	9188.13	0.21
1484	9179.34	0.21
1485	9170.55	0.21
1486	7684.65	0.17
1487	10629.77	0.24
1488	12375.24	0.28
1489	12359.10	0.28
1490	12342.97	0.28
1491	12326.83	0.28
1492	12603.61	0.29
1493	12586.69	0.29
1494	12569.78	0.29
1495	12552.87	0.29
1496	9052.86	0.35

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100 0 100 200 300

Scale 1" = 100'

Phase 7 Area = 18.05 Acres

ENGINEER
Dewey-Estes Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Ph: (615) 401-9956
Fax: (615) 401-9956
Email: mdewey@dewey-estes.com

DEVELOPER
Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Drive
Nashville, TN 37204
Ph: (615) 397-4513

SITE BENCHMARK
Fire Hydrant Tag Bolt Located on the Northerly Margin of Vinings Blvd Approx. 200 lf West of Foxland Blvd
NAVD 88 Elevation = 517.36

FLOOD NOTE
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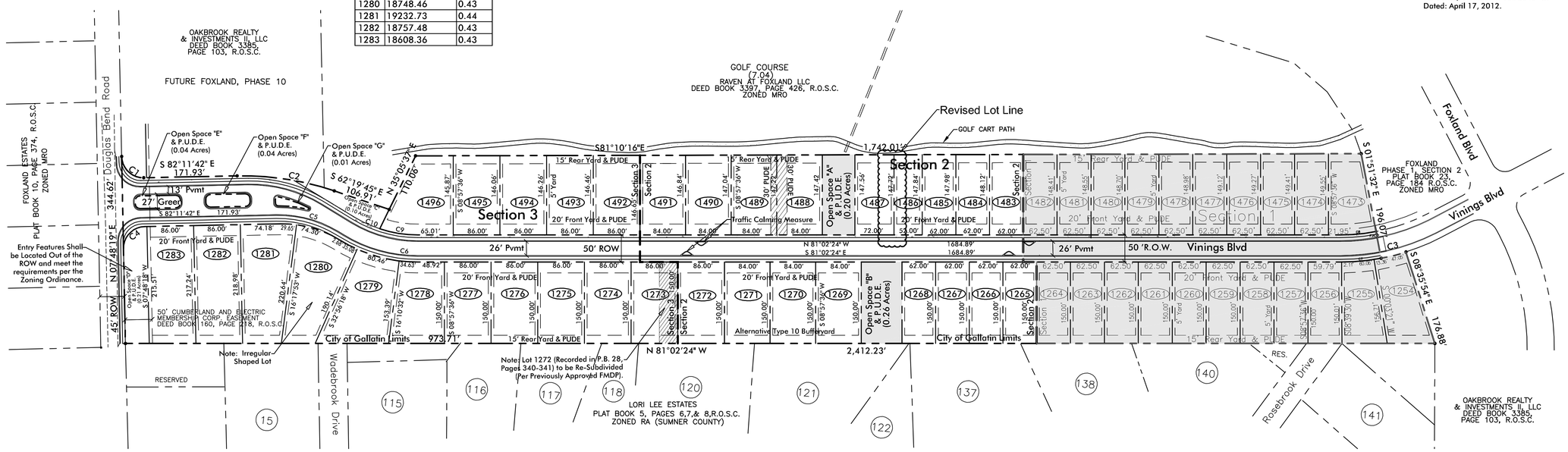
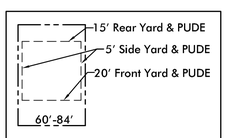
Dated: April 17, 2012.

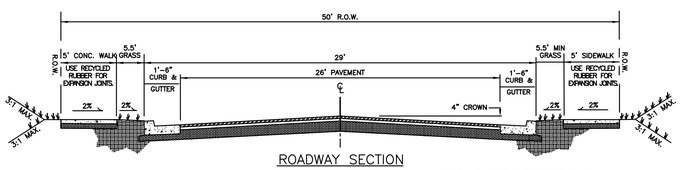


CURVE TABLE

NUMBER	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	40.00	40.00	62.83	N 37°11'41" W	56.57
C2	19°51'55"	525.00	91.94	182.03	S 72°15'43" E	181.12
C3	06°44'22"	400.00	23.55	47.05	S 84°46'17" W	47.02
C4	89°59'58"	40.00	40.00	62.83	S 52°48'19" W	56.57
C5	19°51'55"	200.00	76.18	103.93	S 67°25'29" E	102.82
C6	18°42'38"	275.00	61.78	150.17	N 65°23'46" W	148.31
C7	10°49'06"	400.00	37.88	75.53	N 86°26'57" W	75.41
C8	10°49'06"	350.00	33.14	66.08	N 86°26'57" W	65.99
C9	15°07'32"	225.00	43.15	71.43	S 71°56'43" E	71.13
C10	03°35'06"	225.00	10.17	51.44	S 56°18'04" E	51.32

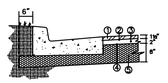


Typical Lot Layout



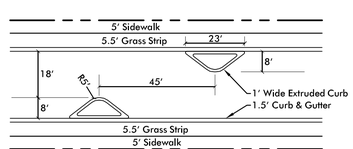
ROADWAY SECTION
NOT TO SCALE

NOTE: NO RETAINING WALLS SHALL BE CONSTRUCTED WITHIN ROW.



① 1 1/2" ASPHALTIC CONCRETE SURFACE (411D)
② TACK COAT (SS-1)
③ 2" BITUMINOUS BINDER (B-M2)
④ PRIME COAT (RS-2)
⑤ 8" STONE (GRADING D PUG MILL MIX)

PAVEMENT COURSES



CHICANE DETAIL
NOT TO SCALE

Project Schedule

1). Phase 7, Section 1 (21 Lots) July 2012-June 2013
2). Phase 7, Section 2 (17 Lots) Sept 2014-June 2015
3). Phase 7, Section 3 (16 Lots) July 2015-June 2016

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP-CALL BEFORE YOU DIG

WILLIAM RANDOLPH DEWEY III LICENSED PROFESSIONAL ENGINEER AGRICULTURE COMMERCE No. 102012 STATE OF TENNESSEE

Revisions:
8/26/15 - Revised Lot Line for Lots 1486/1487

Drawing Notes:

Date: September 17, 2015

Foxland
Phase 7, Sections 2 & 3

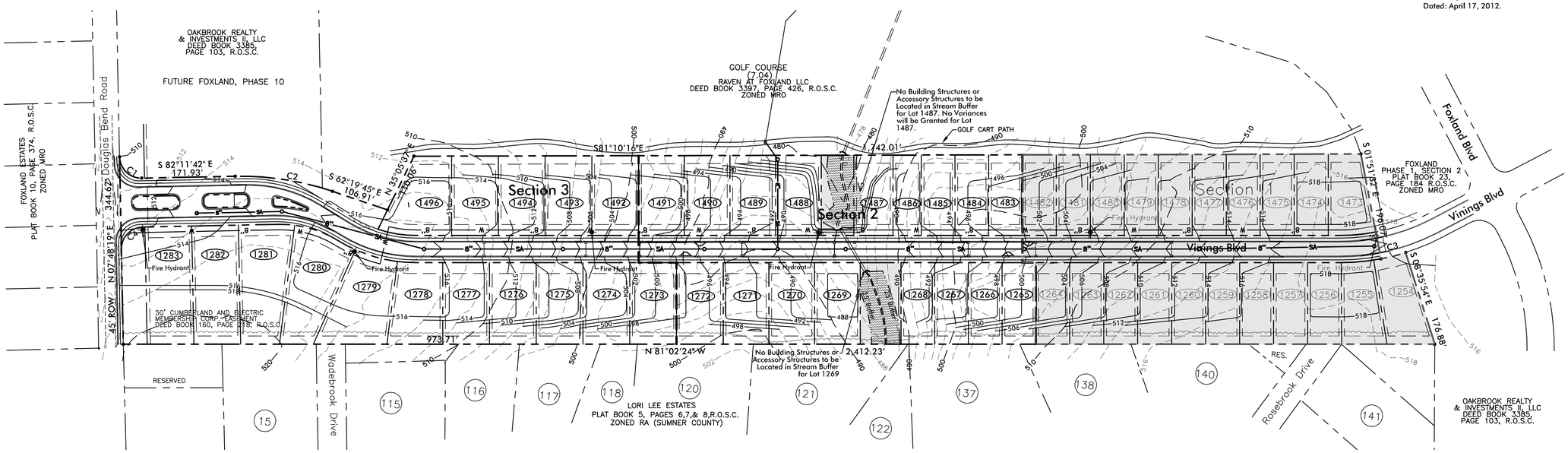
Being Parcel 10.07 and Portion of Parcel 10.03 on Tax Map 147
Gallatin, Sumner County, Tennessee

DEWEY-ESTES ENGINEERING

Overall Layout Plan

Job No. 12010

C1.0



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Gallatin, Sumner County, Tennessee

DEWEY-ESTES ENGINEERING

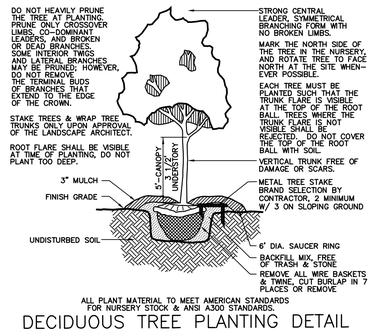
Overall Grading & Utilities Plan

Job No. 12010

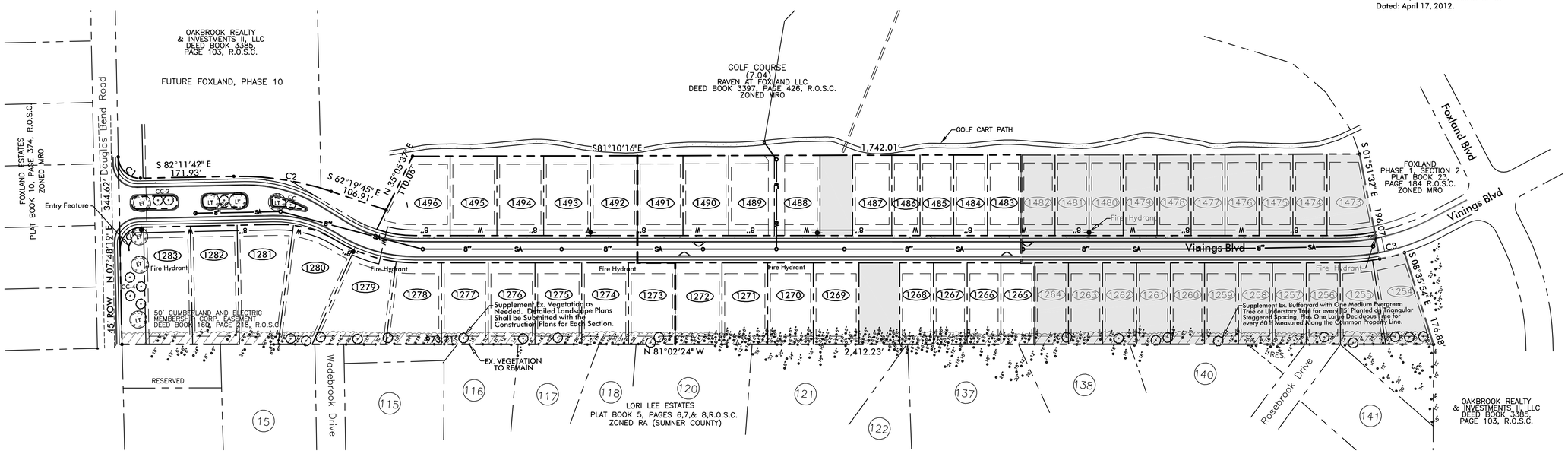
C2.0

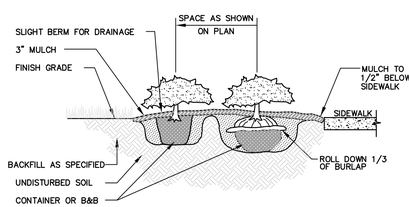
LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
2. ALL PLANTING AND MULCH BEDS SHALL BE HAND WEEDED OR SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
3. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
5. ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10-10-10 FERTILIZER.
6. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
7. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
8. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
9. ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
10. ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4' MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
11. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
12. NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY THE DESIGN PROFESSIONAL. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
13. ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF, BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.
14. OPEN SPACE TRACTS, LANDSCAPING, AND BUFFERYARDS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

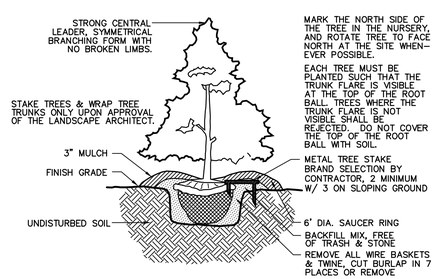


DECIDUOUS TREE PLANTING DETAIL





SHRUB / GROUNDCOVER PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL

MATERIALS SCHEDULE

KEY	QTY	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
TREES						
CC	8	Cercis canadensis 'Forest Pansy'/ Forest Pansy Redbud	8'-10'	4'-5'	2"	4' Clear Trunk
LT	7	Liriodendron tulipifera/ Tulip Poplar	12'-14'	6'-7'	2-1/2"	5' Clear Trunk
TURF			**REMARKS**			
SEED		Turf Mixture	80% Rebel Supreme,20% Merion Bluegrass. Seed all disturbed areas @ 5#/1,000 sf.			
MISCELLANEOUS						
MULCH		Shredded Hardwood Bark Mulch	Minimum 3" depth throughout. Min. 4" deep on slopes greater than 3:1.			

NOTES

F.T.B. = Full To Bottom
Site Surety Required for Required Landscaping.

NOTE: HOSE BIBBS SHALL BE PROVIDED TO WITHIN 100 FT OF ALL PLANTED MATERIAL OR INSTALL IRRIGATION SYSTEM TO ALL PLANTED MATERIAL. IRRIGATION SYSTEM TO BE DESIGNED BY QUALIFIED INSTALLER (DESIGN/BUILD), AND BE INSTALLED AND OPERATIONAL BEFORE COMPLIANCE INSPECTION.

PLANT MATERIAL SHALL NOT BE SUBSTITUTED WITHOUT COORDINATION WITH THE DESIGN PROFESSIONAL. MATERIAL AND QUANTITIES SHOWN ARE REQUIRED BY THE CODES DEPARTMENT.

IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO IDENTIFY ALL UTILITIES AND EASEMENTS & TO NOTIFY DESIGN PROFESSIONAL OF DISCREPANCIES AND CONFLICTS.

ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARDS FOR NURSERY STOCK MINIMUM PLANT MATERIAL REQUIREMENTS. MATERIALS NOT MEETING THESE STANDARDS WILL BE REJECTED.

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Gallatin, Sumner County, Tennessee

DEWEY-ESTES ENGINEERING

Overall Landscape Plan

Job No. 12010

C3.0

ITEM 5

GMRPC Resolution No. 2015-114

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL MASTER DEVELOPMENT PLAN FOR PEYTONA DOWNS CONTAINING 304 MULTI-FAMILY UNITS ON 21.01 (+/-) ACRES, LOCATED WEST OF GREENLEA BOULEVARD, EAST OF ST. BLAISE ROAD AND NORTH OF NASHVILLE PIKE. (PC 8-1072-15)

WHEREAS, the applicant has submitted a Final Master Development Plan consistent with Section 12.02.050 of the City of Gallatin Zoning Ordinance; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Master Development Plan submitted by the applicant, Lose & Associates, Inc. at its regular meeting on September 28, 2015; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report and the evidence and testimony presented during the meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. § 13-3-310, § 13-4-310, §13-7-201 and §13-7-202, and §13.02 of the City of Gallatin Zoning Ordinance:

1. The Final Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the GreenLea Business Center Character Area Category.
2. The Final Master Development Plan is consistent with the purpose and intent of the Multiple Residential and Office Planned Unit Development (MRO PUD) zone district, the amended Greensboro Village PUD (PC 4-290-15) and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said zone district with conditions.
3. The proposed Final Master Development Plan complies with the approved Preliminary Master Development Plan for the GreenLea Commons (now known as Peytona Downs) (PC 4-290-15).
4. The project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing uses or intended character of the general vicinity. As designed, the proposed modifications to the Final Master Development Plan for Peytona Downs will not change the essential character of the area.

ITEM 5

5. The legal purposes for which zoning regulations exist have not been contravened.
6. The Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
8. The Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Final Master Development Plan for Peytona Downs consisting of a thirty (30) sheet plan, prepared by Lose & Associates, Inc. of Nashville, Tennessee, with job number 14155, dated September 16, 2015 and Architectural Elevations and Photometric Plan for Peytona Downs Apartments Makowsky Ringel Greenberg, consisting of a eleven (11) sheet plan, prepared by Fleming Architects of Memphis, Tennessee, with project number 831014, dated August 26, 2015 with the following conditions:

1. Amend street address in Site Data Table and plan sheets (A1 thru E3) to indicate project street address of 1137 GreenLea Boulevard.
2. Amend the plan sheets (A1 thru A7) to indicate Peytona Downs Apartments.
3. Provide the Erosion Control Plans to the Engineering Division for review and approval prior to the issuance of the Land Disturbance Permit.
4. Provide a copy of the recorded Stormwater Maintenance Agreement to the Engineering Division prior to issuance of any building permits.
5. Provide a Hold Harmless Agreement and Certificate of Liability Insurance, acceptable to the City Attorney, to the Planning Department prior to issuance of any building permits.
6. Provide a site surety, in the form of cash, certified check, or Irrevocable Letter of Credit to the Planning Department prior to issuance of a building permit.
7. Provide detailed plans and specifications for water and sanitary sewer installations to the Gallatin Public Utilities Department for review and obtain plan approval prior to the issuance of any building permits.
8. Submit a Master Signage Plan in accordance with G.Z.O. Section 13.07.065.E including details of all permanent signs to be installed on site and obtain sign permits from the Planning Department prior to the installation of any signage.
9. Convey by Deed, acceptable to the City Attorney, that portion of right-of-way for the relocation of St. Blaise Road located south and west of the project boundary and adjacent to St. Blaise Road prior to Certificate of Occupancy for buildings.
10. The *Gallatin on the Move 2020 Plan* must be amended to remove the Derby Drive extension from St. Blaise Road eastward and replaced with an extension along St. Blaise Road to Enterprise Drive.
11. Submit three (3) corrected folded copies of the Final Master Development Plan for Peytona Downs, including one (1) full size and two (2) half size copies, to the Planning Department prior to issuance of any building permits.

ITEM 5

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 09/28/2015

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 5
PLANNING DEPARTMENT STAFF REPORT
Peytona Downs FMDP (fka GreenLea Commons)
PC File #8-1072-15
GreenLea Boulevard, Little Drive and St. Blaise Road
Date: September 23, 2015

REQUEST: THE OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR PEYTONA DOWNS CONTAINING 304 MULTI-FAMILY UNITS ON 21.01 (+/-) ACRES. THE PROPERTY IS LOCATED WEST OF GREENLEA BOULEVARD, EAST OF ST. BLAISE ROAD AND NORTH OF NASHVILLE PIKE. (PC FILE #8-1072-15)

OWNER:	GREEN & LITTLE, LP
APPLICANT:	LOSE & ASSOCIATES, INC.
STAFF RECOMMENDATION:	APPROVAL OF RESOLUTION NO. 2015-114
STAFF CONTACT:	ROBERT J. KALISZ
PC MEETING DATE:	SEPTEMBER 28, 2015

PROPERTY OVERVIEW:
The owner and applicant request approval of a Final Master Development Plan for Peytona Downs (fka GreenLea Commons) containing 304 multi-family units on 21.01 (+/-) acre portion of Parcel 'A' of the Greensboro Village Planned Unit Development (PUD). The property is located west of GreenLea Boulevard, east of St. Blaise Road and north of Nashville Pike (PC File #8-1072-15) (Attachment 5-1 and Attachment 5-2).

The property is part of Parcel 'A' of the Greensboro Village Planned Unit Development (PUD) currently zoned as follows:

- **Parcel 'A' (95.33 (+/-) acres) is zoned Multiple Residential and Office Planned Unit Development (MRO PUD)**
- **Parcel 'B' (150.26 (+/-) acres) is zoned Multiple Residential and Office Planned Unit Development (MRO PUD), Residential-06 Planned Unit Development (R-06 PUD), and Residential-15 Planned Unit Development (R-15 PUD).**

Multi-Family is a permitted use in the MRO PUD zone district.

CASE BACKGROUND:

Previous Approvals and Property History
The Greensboro Village Planned Unit Development (PUD) (formally Greenfield Station) originally

contained approximately 700 acres on property north and south of Nashville Pike. The property was initially divided into three (3) development tracts; Tracts A, B, & C and general uses were designated for those tracts. The PUD has a long approval history dating back to the 1980's under the PUD provisions of the previous Zoning Ordinance. When the current Zoning Ordinance was approved in July of 1998, previously approved PUD's were extended for a period of (2) years from the date of the adoption of the Zoning Ordinance. Over the years the PUD has been extended and amended several times, but the PUD has always retained the mixture of commercial and residential uses as originally planned. The total acreage of the property in the PUD has decreased over the years and currently contains approximately 245.59 (+/-) acres.

On March 9, 2015, the Planning Commission considered an amendment to the Greensboro Village PUD and the Preliminary Master Development Plan (PMDP) for GreenLea Commons Apartments (PC #4-290-15). At this meeting Planning Commission received public comment and after discussion deferred the item until the March 23, 2015 meeting to allow the owner and applicant and staff to work on concerns of the Planning Commission.

The owner and applicant deferred the item from the March 23, 2015 agenda until the April 27, 2015 meeting to continue working on the concerns of Planning Commission.

On April 13, 2015, additional discussion occurred at the Planning Commission Work Session.

On April 27, 2015, after clarification and modifications were made by the owner and applicant and after discussion, the Planning Commission voted 4 to 2 to recommend approval of GMRPC Resolution No. 2015-28 which included the amendments to the Greensboro Village PUD and the PMDP for GreenLea Commons Apartments (PC #4-290-15) with conditions of approval as described in Ordinance No. O1505-29.

(The owner and applicant revised the plan to satisfy some of the conditions of the GMRPC Resolution. The remaining conditions were included in the Ordinance. One of the conditions the owner and applicant satisfied was to verify and correct the boundaries and acreage of the Greensboro Village PUD Parcel 'B' from 150.26 (+/-) acres to 174.33 (+/-) acres. This includes the Grassland Downs Park subdivision which is part of the PUD but was excluded from the acreage calculations. Grassland Downs Park is a developed subdivision with 25 single family lots.)

On May 18, 2015, the Planning Commission received additional public comment at the Special-Called meeting. After receiving public comment the Planning Commission made no motion to modify or rescind GMRPC Resolution 2015-28.

On July 7, 2015, City Council passed on 2nd Reading Ordinance No. O1505-29 approving an amendment to the Greensboro Village PUD and approving the GreenLea Commons PMDP (Attachment 5-3).

Gallatin on the Move 2020 General Development and Transportation Plan

The Peytona Downs site is located within the portion of the Greensboro Village Planned Unit Development (PUD) that is designated as GreenLea Business Center Community Special Character Area as shown on the Community Character Area Map of the *Gallatin on the Move 2020 General*

Development and Transportation Plan (Attachment 5-4). The main goals of the GreenLea Business Center Special Character Category are to encourage a mixture of high-density residential, commercial, office, and industry uses. This includes multi-family residential uses when part of an approved master plan. The proposed Peytona Downs apartment complex is designed in keeping with the high quality design standards recommended for property within the GreenLea Business Center Special Character Category Area.

Natural Features

The Peytona Downs site is currently vacant and has no unusual topographical features and contains many existing mature trees around the peripheral of the site. Several existing utilities and utility easements (i.e. water and natural gas lines, T.V.A power lines) extend mainly along the periphery of the property.

No portion of the subject property is located within a special flood hazard area according to FEMA FIRM map panel #47165C0407G; dated April 17, 2012, zone "X".

Surrounding Zoning

The surrounding property, located to the east and southeast, is within the Greensboro Village PUD and is zoned MRO PUD. The Greensboro North Transit Ready Development (TRD) property is located to the north and is zoned Specific Plan (SP). Portions of the surrounding property located to the west and southwest, within Kennesaw Farms Development, are zoned Residential-15 Planned Residential Development (R15 PRD), Mixed Use (MU) and Planned General Commercial (PGC). The property located to the northwest is developed as a large-lot single family use that is zoned R40 Low Density Residential (R40).

Architectural Elevations and Building Types

The apartment buildings have symmetrical elevations and are three (3) stories in height with an approximate ridgeline height of 47 feet and the third (3) floor soffit height of 32 feet (Attachment 5-2; sheets A1-A4). A complex system of gable roofs is used to emphasize projecting units and bays within the building elevation. The building materials are brick veneer, cement-fiberboard horizontal siding, cement-fiberboard shingle siding, standing seam metal roof (porches and entrances), and architectural asphalt shingles with earth tone colors. The front and rear elevations for the buildings overall consist of approximately 74 percent brick veneer masonry and the end elevations consist of approximately 73 percent brick veneer masonry, with cement-fiberboard siding filling in the remaining areas.

The first floor of each building includes pre-fab metal panel garages doors flanked on the sides of the two (2) main entrances to each building with the first floor consisting of 100% brick veneer. All garages face interior to the site. No garages will be visible from the public right-of-way. The two (2) floors above consist mainly of brick veneer and the remaining areas in cement fiberboard siding. Six (6) over one (1) double hung windows are shown throughout the apartment buildings along with some composite painted shutters located at the ends of the buildings.

The clubhouse building will have symmetrical elevations and building materials and colors similar to the apartment buildings (Attachment 5-2; sheet A5). The clubhouse building will be one (1) story in height with approximately 90 percent brick/stone veneer masonry on the front and rear elevations and approximately 80 percent brick/stone veneer masonry on the end elevations with the remaining areas to

be cement fiberboard siding. A pool will be located behind the clubhouse adjacent to St. Blaise Road with a concrete deck surrounding the pool area.

Listed below are the percentages of brick veneer for the proposed building types:

Building Type I: Front & Rear Elevations: 73%, End Elevations: 71%, Overall Brick: 72%
Building Type II: Front & Rear Elevations: 71%, End Elevations: 73%, Overall Brick: 72%
Building Type III: Front & Rear Elevations: 76%, End Elevations 74%, Overall Brick: 75%
Building Type IV: Front & Rear Elevations: 77%, End Elevations: 72%, Overall Brick: 75%
Clubhouse Building: Front & Rear Elevations: 90%, End Elevations: 80%, Overall Brick: 85%

The apartment buildings and clubhouse meet the minimum 70 percent of stone and/or brick requirement for exterior facade materials per Section 13.08.010.A, *Materials* of the Gallatin Zoning Ordinance.

Listed below are the proposed building types and unit counts, and garages for the GreenLea Commons apartment complex:

Building Type I: Total of 5 Buildings (Buildings 4, 6, 10, 12, and 14)

- Garage Stalls – 14: Total of 70
- 1 bedroom units – 4: Total of 20
- 2 bedroom units – 10: Total of 50
- 3 bedroom units – 6: Total of 30

Building Type II – Total of 6 Buildings (Buildings 3, 7, 8, 9, 11, and 15)

- Garage Stalls – 10: Total of 60
- 1 bedroom units – 10: Total of 60
- 2 bedroom units – 10: Total of 60
- 3 bedroom units – 0

Building Type III – Total of 2 Buildings (Buildings 1 and 2)

- Garage Stalls – 12: Total of 24
- 1 bedroom units – 0
- 2 bedroom units – 20: Total of 40
- 3 bedroom units – 0

Building Type IV – Total of 2 Buildings (Buildings 5 and 13)

- Garage Stalls – 16: Total of 32
- 1 bedroom units – 0
- 2 bedroom units – 20: Total of 40
- 3 bedroom units – 0
- Townhouse units – 2: Total of 4

Total of 15 Buildings and Clubhouse Building

- Total of 186 Garage Stalls
- Total of 80 one (1) bedroom units

- Total of 190 two (2) bedroom units
- Total of 30 three (3) bedroom units
- Total of four (4) townhouse units

Listed below are building height comparisons with comparable apartment complexes:

Building Height Comparisons

Apartment Complex	Zoning	Required per Regulations Maximum Building Height	Ridge	Soffit	Building Height	Difference
Peytona Downs	MRO-PUD	35'	47'	32'	39'-6"	4'-6"
Kennesaw Farms - Avondale	MU	35'	48'	30'	39'	4'
Foxland Crossing	MU	35'	45'-3"	30'-5"	37'-10"	2'-10"

Parking Calculations

Parking calculations are based on the use of the property. The Multi-Family Residential use requires two (2) spaces per unit per Section 11.03 of the Gallatin Zoning Ordinance. The proposed apartment complex will have a total of 304 units. Based on the number of units, 608 parking spaces, including 13 handicapped parking spaces are required. The apartment developer, Makowsky Ringel Greenburg, LLC, has 25 years of experience developing and managing more than 6,000 apartment units in the greater Memphis area and has used a parking ratio of 1.5 spaces for each unit. The owner and applicant submitted an alternative parking requirement calculation sheet for the apartment complex at the PMDP stage and the Planning Commission recommended approval and City Council approved the alternative parking requirements as part of Ordinance No. O1505-29. Listed below is the approved parking requirement.

Parking Requirements (Calculations): (Attachment 5-5)

- 80 one (1) bedroom units @ 1.5 spaces per unit = 120 parking spaces
- 190 two (2) bedroom units @ 1.75 spaces per unit = 333 parking spaces
- 30 three (3) bedroom units @ 2.0 spaces per unit = 60 parking spaces
- Four (4) Townhouse units @ 2.0 spaces per unit = 8 parking spaces
- Total Proposed Parking Spaces = 521 spaces, including 11 handicapped accessible spaces

Parking Requirements (to be provided): (Attachment 5-2; sheet C1.00)

- 186 garage parking spaces
- 335 surface parking spaces
- Total Provided Parking Spaces = 521 spaces, including 11 handicapped accessible spaces

The parking requirements for the FMDP match the approved PMDP.

The Peytona Downs FMDP indicates that 286 out of the 335 surface parking spaces would be constructed of a pervious concrete material. In addition, a 'Bioretention Area' will be installed between the pervious concrete parking spaces and concrete sidewalks (within the interior courtyard) to aid in

retaining a portion of the stormwater runoff on site (Attachment 5-2; site detail sheet C4.01, Detail 4). A copy of the recorded Stormwater Maintenance Agreement shall be submitted to the Engineering Division prior to issuance of any building permits.

Access

The Peytona Downs site property has road frontage on three (3) different streets; GreenLea Boulevard to the east, Little Drive to the north, and St. Blaise Road to the west. The main driveway to the apartment complex is on GreenLea Boulevard with a secondary driveway located on GreenLea Boulevard close to Little Drive to the north. The main driveway extends to a roundabout, which serves as a main focal point, and provides access to gated driveways to the apartment complexes and to the clubhouse and pool facility. The secondary driveway extends to the apartment complex located on the northern portion of the property. There are two (2) auxiliary driveways located on St. Blaise Road. One (1) provides access to the dumpster enclosure, located at the southwest corner of the property, and emergency access only to the apartment complex. The second auxiliary driveway, located on the northwest corner of the property, provides emergency access only to the apartment complex. The plan indicates the emergency access driveways to have lockable/removable bollards located across the width of the entrance. The installation of security gates or other such features across a fire apparatus access road shall be approved by the Fire Code Official per IFC 2009 503.6. These auxiliary driveways do not provide permanent motor vehicular access to the area street network for the residents of Peytona Downs.

The *Gallatin on the Move 2020 General Development and Transportation Plan,* Exhibit 4-8 Proposed Roadway Projects, shows a secondary collector roadway within the Greensboro Village area extending through the Peytona Downs site (Attachment 5-6). The description in the plan states that "Several collector roads have been built to provide access to developing areas located north and south of Nashville Pike around the Harris Lane Extension (now GreenLea Boulevard); future east-west connections provide additional access from Greensboro Village to GreenLea Boulevard" and this project would be developer driven.

The *Gallatin on the Move 2020 General Development and Transportation Plan,* Exhibit 4-9 Major Thoroughfare Plan shows the proposed east-west extension of Derby Drive as a two (2) lane collector road extending eastwardly across the site of the proposed apartment complex to GreenLea Boulevard and connecting to Volunteer State Community College (Attachment 5-7).

The Final Master Development Plan for Peytona Downs does not show the future east-west connections as part of the project. The owner and applicant indicated in the Preliminary Master Development Plan that the future east-west connection, being a public right-of-way, would be a detriment to the apartment complex by not providing a safe and secure atmosphere to the renters. A public right-of-way usually is not designed through an apartment complex. Public rights-of-way surround the apartment complex and provide opportunities for ample access to the apartment complex.

To ensure a well-connected collector roadway system in the area, the Engineering Division suggested an alternate route, if the *Gallatin on the Move 2020 General Development and Transportation Plan* is amended, to remove the proposed Derby Drive extension. A future east-west connection could be provided extending St. Blaise Road northward, through the Greensboro North Transit Ready Development (Specific Plan Area), and cross GreenLea Boulevard to align with Enterprise Drive. This would provide the connection to Volunteer State Community College as shown on the Major

Thoroughfare Plan (MTP) (Attachment 5-7). Volunteer State Community College proposed no connection to Derby Drive and has planned its campus to access GreenLea Boulevard via Enterprise Drive.

Refer to the Engineering Division Memorandum from Nick Tuttle, dated March 18, 2015 for Engineering's response to the alternatives to the extension of Derby Drive (Attachment 5-8).

The Planning Commission and City Council recommended to remove the east-west extension of Derby Drive and to amend the *Gallatin on the Move 2020 General Development and Transportation Plan* using Engineering Division suggested alternate route.

The amendment to the *Gallatin on the Move 2020 General Development and Transportation Plan* is on tonight's Planning Commission regular agenda under Item 14. Therefore, approval of the amendment is a condition of approval of this FMDP.

Landscaping and Bufferyards

Bufferyards are required to be shown as part of the Preliminary and Final Master Development Plans and are intended to minimize the potential impacts of the proposed development on the adjacent properties as outlined in the Gallatin Zoning Ordinance and the *2020 Plan*. The Peytona Downs FMDP indicates the alternative bufferyards along the boundaries of the project site consistent with the approved PMDP. The owner and applicant submitted landscaping plans shows extensive detailed landscaping throughout the Peytona Downs apartment complex (Attachment 5-2; sheets L1.00-L3.00). The landscape plans indicate an Alternative Bufferyard to be located along St. Blaise Road, between the proposed sidewalk and the apartment buildings (Attachment 5-2; sheets L1.00-L1.02). The owner and applicant are requesting the following alternative bufferyards in lieu of the required bufferyard along St. Blaise Road consistent with the approved PMDP; Type 35 Bufferyard and Type 25 Bufferyard:

Type 35 Bufferyard requirements:

- Width of Bufferyard – 35'
- One (1) large deciduous tree for every 80' linear feet
- One (1) small deciduous or ornamental tree for every 80' linear feet
- One (1) evergreen tree for every 15 feet planted on a triangular staggered spacing
- Opaque barrier minimum six (6) feet in height (hedge-like screen or informal screen plantings of broadleaf evergreen shrubs, berm, or wall)

Type 25 Bufferyard requirements:

- Width of Bufferyard – 25'
- One (1) large deciduous tree for every 60 linear feet
- Two (2) small deciduous or ornamental tree (spaced 30' o.c.) for every 60 linear feet

Alternative Type 30 Bufferyard: (Along St. Blaise Road south of Little Drive approximately 520 lineal feet) (Type 35 Bufferyard required)

- Width of Bufferyard – 30'
- One (1) large deciduous tree 35' o.c.
- One (1) small flowering tree 60'o.c.
- One (1) large evergreen tree at an average of every 24 feet

Alternative Type 30 Bufferyard: (Along St. Blaise Road from Derby Drive north approximately 600 lineal feet) (Type 25 Bufferyard required)

- Width of Bufferyard – 30'
- One (1) large deciduous tree 35' o.c.
- One (1) small flowering tree 60' o.c.

Alternative Type 26.6 Bufferyard: (Along St. Blaise Road from Derby Drive south approximately 880 lineal feet) (Type 25 Bufferyard required)

- Width of Bufferyard – 26.6'
- One (1) large deciduous tree 35' o.c.
- One (1) small flowering tree 60' o.c.

The Greensboro Village PUD Design Guidelines suggest deciduous trees be planted along the streets of Greensboro Village located between the sidewalks and the streets. The plans indicate deciduous trees to be planted 35 feet on center along GreenLea Boulevard and Little Drive and to be installed in the five (5) foot wide grass strip between the sidewalk and the back of curb. The tree species should be carefully selected to reduce future damage to street improvements when trees mature.

The plans indicate proposed tree plantings in areas where water, sanitary sewer and natural gas lines are possibly located. The exact location will be field adjusted to eliminate utility and intersection sight visibility conflicts. The FMDP notes that the owner of the property and/or the owner of the apartment complex will assume full responsibility for any infrastructure damaged by the installation or growth of the trees and be responsible for the long term care and maintenance of the trees planted within the City owned right-of-way. The replacement of plant material lost through normal attrition, or any other cause, will be made at the expense of the owner of the property and/or the owner of the apartment complex.

A Hold Harmless Agreement and Certificate of Liability Insurance for the protection of the general public and to hold the City harmless from any damages resulting from the installation and placement of the trees in the right-of-way are required. The owner of the property and/or the owner of the apartment complex shall enter into a Hold Harmless Agreement with the City acceptable to the City Attorney. A Hold Harmless Agreement and Certificate of Liability Insurance shall be submitted to the Planning Department prior to issuance of any building permits.

The owner and applicant received approval of an Alternative Bufferyard Plan for Peytona Downs when the PMDP was approved per Section 13.04.100.C of the Gallatin Zoning Ordinance. This waived the bufferyard requirements for the north (along Little Drive), south (adjacent to T.V.A. power line), and east (along GreenLea Boulevard) per Section 13.04.060.D of the Gallatin Zoning Ordinance (Attachment 5-9): Green & Little, L.P. is the owner of these adjacent parcels. The required bufferyards for these locations respectively are Type 12 Bufferyard, Type 10 Bufferyard, and Type 15 Bufferyard. The owner and applicant states that with the alternative bufferyard landscaping along St. Blaise Road, and the streetscape along GreenLea Boulevard and Little Drive, and with the extensive landscaping throughout the apartment complex, the project meets the intent of the bufferyard requirements of Section 13.03 of the Gallatin Zoning Ordinance.

The Planning Commission recommended approval and City Council approved the alternative bufferyard plan and the bufferyard waiver at the PMDP stage.

Photometric Plan and Lighting Fixtures
The owner and applicant submitted a detailed photometric plan indicating the location of the lighting fixtures on this site (Attachment 5-2; sheets E1-E3). The lighting fixtures proposed for the parking area are a pole mounted, black finish, lantern type with LED lamps. The lighting fixtures proposed for the apartment buildings are a decorative wall mounted, antique bronze finish with seeded glass panels, lantern type with compact fluorescent lamp. The photometric plan complies with the City of Gallatin Zoning Ordinance, Section 13.02.08.

Drainage and Detentioning
The owner and applicant submitted drainage calculations and grading and drainage plans for Peytona Downs (Attachment 5-2; sheets C2.00-C2.03). The Engineering Division indicated that the drainage calculations shall be reviewed and approved by Engineering Division and any additional comments shall be addressed by the owner and applicant and approved by Engineering Division prior to issuance of any permits for Peytona Downs.

Master Signage Plan
The owner and applicant included designs of the two (2) development signs located at the main entrance and one (1) monument sign located at the corner of GreenLea Boulevard and Little Drive (Attachment 5-2; sheet L3.00). The owner and applicant shall submit a Master Signage Plan in accordance with G.Z.O. Section 13.07.065.E including details of permanent signs to be installed on site. The proposed signs shall meet the size and illumination requirements of the Gallatin Zoning Ordinance, Section 13.07. The owner and applicant shall obtain sign permits from the Planning Department prior to the installation of any signage on site.

Design Review Committee Approval
Since the project is located within the Greensboro Village PUD, all site design changes require approval from the private design review committee. Mr. Lee K. Zoller, President of Green & Little, LP, has approved the proposed Peytona Downs Apartments plan.

Site Surety
The owner and applicant is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required, of the Gallatin Zoning Ordinance, in an amount to be determined by the applicant and approved by the Planning Department. The owner and applicant submitted a site surety cost calculation sheet to the Planning Department for review and approval. Staff is in the process of reviewing the site surety cost calculation sheet. A site surety, in the form of cash, certified check, or Irrevocable Letter of Credit, shall be submitted to the Planning Department prior to issuance of a building permit.

Planning Department Comments
The Planning Department reviewed and commented on proposed FMDP. Most of the Planning Department comments have been satisfied; however, the owner and applicant shall comply and provide documents as indicated below:

1. Amend street address in Site Data Table and plan sheets (A1 thru E3) to indicate project street address of 1137 GreenLea Boulevard.
2. Amend the plan sheets (A1 thru A7) to indicate Peytona Downs Apartments.
3. Provide a Hold Harmless Agreement and Certificate of Liability Insurance to the Planning Department prior to issuance of any building permits.
4. Provide a site surety, in the form of cash, certified check, or Irrevocable Letter of Credit to the Planning Department prior to issuance of a building permit.
5. Submit a Master Signage Plan in accordance with G.Z.O. Section 13.07.065.E including details of all permanent signs to be installed on site and obtain sign permits from the Planning Department prior to the installation of any signage.

Engineering Division Comments

The Engineering Division reviewed and commented on the proposed FMDP. Most of the Engineering Division comments have been satisfied however, the owner and applicant shall correct the proposed FMDP and provide documents as indicated below:

1. Provide the Erosion Control Plans to the Engineering Division for review and approval prior to the issuance of the Land Disturbance Permit.
2. Provide a copy of the recorded Stormwater Maintenance Agreement to the Engineering Division prior to issuance of any building permits.
3. The owner and applicant submitted drainage calculations and grading and drainage plans for Peytona Downs. The drainage calculations shall be reviewed and approved by Engineering Division and any additional comments shall be addressed by the owner and applicant and approved by Engineering Division prior to issuance of any building permits for Peytona Downs.

Gallatin Public Utilities Department

This development is located in the Gallatin Public Utility District area. The Gallatin Public Utilities Department reviewed and commented on the proposed FMDP. The owner and applicant shall comply and provide documents as indicated below:

1. Provide detailed plans and specifications for water and sanitary sewer installations to the Gallatin Public Utilities Department for review and approval prior to the issuance of any building permits.
2. The proposed facilities shall comply with all applicable cross-connection control regulations.

Other Departmental Comments

Other City Departments reviewed and commented on the proposed FMDP. The owner and applicant satisfactorily addressed the majority of the other City Department comments; however, the owner and applicant shall be aware of the following as indicated below:

1. Provide access roads to various locations of the site during construction for emergency vehicles.
2. The installation of security gates or other such features across a fire apparatus access road shall be approved by the Fire Code Official per IFC 2009 503.6.
3. The proposed development shall meet all IFC 2009 and NFPA 2009 Life Safety Codes.

Findings

1. The Final Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the GreenLea Business Center Character Area Category.
2. The Final Master Development Plan is consistent with the purpose and intent of the Multiple Residential and Office Planned Unit Development (MRO PUD) zone district, the amended Greensboro Village PUD (PC 4-290-15) and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in said zone district with conditions.
3. The proposed Final Master Development Plan complies with the approved Preliminary Master Development Plan for the GreenLea Commons (now known as Peytona Downs) (PC 4-290-15).
4. The project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing uses or intended character of the general vicinity. As designed, the proposed modifications to the Final Master Development Plan for Peytona Downs will not change the essential character of the area.
5. The legal purposes for which zoning regulations exist have not been contravened.
6. The Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
8. The Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

RECOMMENDATION:

Staff recommends that the Planning Commission approves GMRPC Resolution No. 2015-114 a Final Master Development Plan for Peytona Downs consisting of a thirty (30) sheet plan, prepared by Lose & Associates, Inc. of Nashville, Tennessee, with job number 14155, dated September 16, 2015 and Architectural Elevations and Photometric Plan for Peytona Downs Apartments Makowsky Ringel Greenberg, consisting of a eleven (11) sheet plan, prepared by Fleming Architects of Memphis, Tennessee, with project number 831014, dated August 26, 2015 with the following conditions:

1. Amend street address in Site Data Table and plan sheets (A1 thru E3) to indicate project street address of 1137 GreenLea Boulevard.
2. Amend the plan sheets (A1 thru A7) to indicate Peytona Downs Apartments.
3. Provide the Erosion Control Plans to the Engineering Division for review and approval prior to the issuance of the Land Disturbance Permit.
4. Provide a copy of the recorded Stormwater Maintenance Agreement to the Engineering Division prior to issuance of any building permits.
5. Provide a Hold Harmless Agreement and Certificate of Liability Insurance, acceptable to the City Attorney, to the Planning Department prior to issuance of any building permits.
6. Provide a site surety, in the form of cash, certified check, or Irrevocable Letter of Credit to the Planning Department prior to issuance of a building permit.
7. Provide detailed plans and specifications for water and sanitary sewer installations to the Gallatin Public Utilities Department for review and obtain plan approval prior to the issuance of any building permits.

8. Submit a Master Signage Plan in accordance with G.Z.O. Section 13.07.065.E including details of all permanent signs to be installed on site and obtain sign permits from the Planning Department prior to the installation of any signage.
9. Convey by Deed, acceptable to the City Attorney, that portion of right-of-way for the relocation of St. Blaise Road located south and west of the project boundary and adjacent to St. Blaise Road prior to Certificate of Occupancy for buildings.
10. The *Gallatin on the Move 2020 Plan* must be amended to remove the Derby Drive extension from St. Blaise Road eastward and replaced with an extension along St. Blaise Road to Enterprise Drive.
11. Submit three (3) corrected folded copies of the Final Master Development Plan for Peytona Downs, including one (1) full size and two (2) half size copies, to the Planning Department prior to issuance of any building permits.

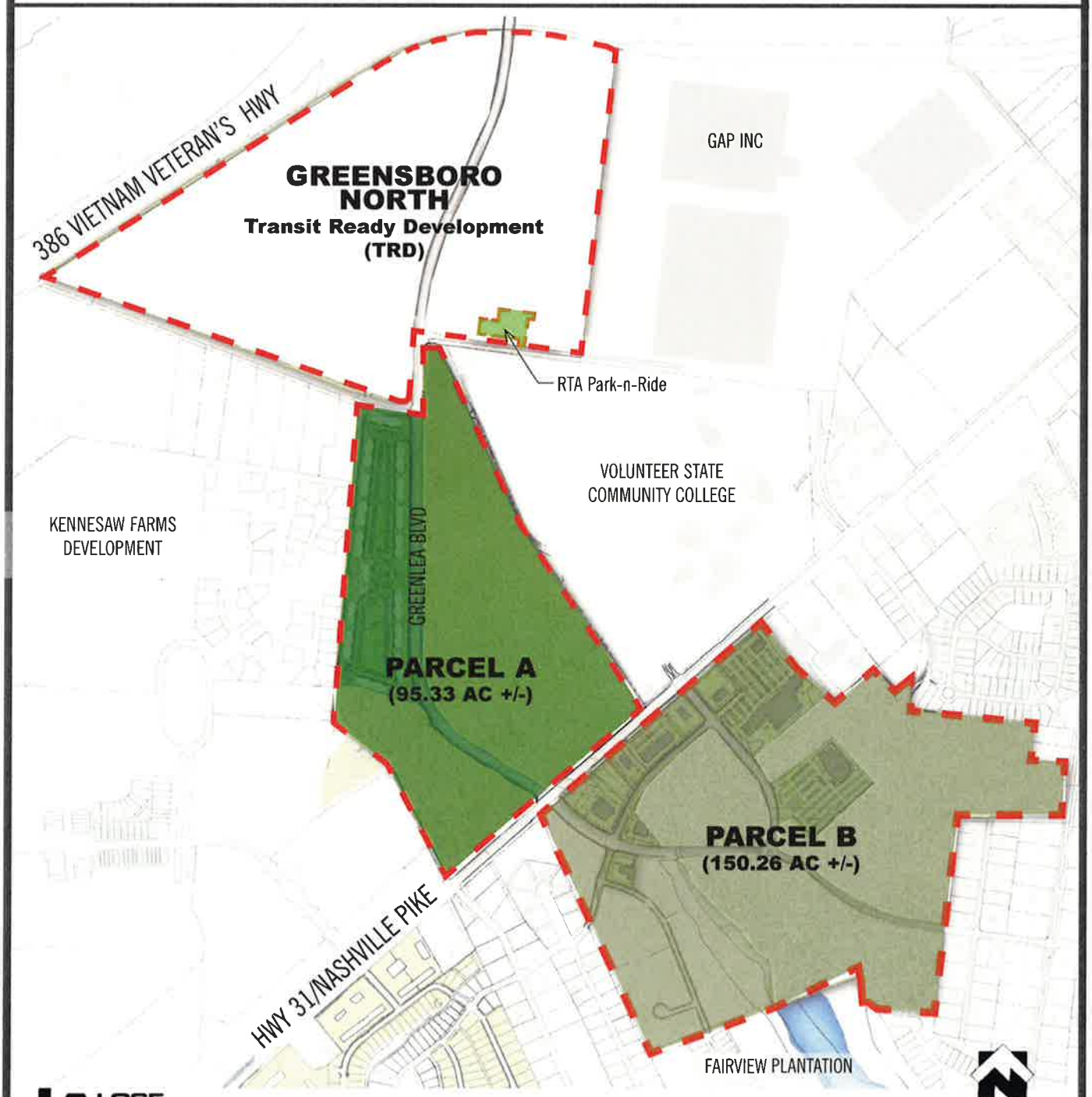
ATTACHMENTS:

Attachment 5-1 Peytona Downs Parcel/Location Map
Attachment 5-2 Peytona Downs FMDP for Greensboro Village PUD
Attachment 5-3 City Council Ordinance No. O1505-29
Attachment 5-4 *Gallatin on the Move 2020 Plan* Community Character Area Map
Attachment 5-5 GreenLea Apartments Alternative Parking Requirements
Attachment 5-6 *Gallatin on the Move 2020 Plan,* Exhibit 4-8, Proposed Roadway Projects
Attachment 5-7 *Gallatin on the Move 2020 Plan,* Exhibit 4-9, Major Thoroughfare Plan
Attachment 5-8 Memo from Nick Tuttle, City Engineer, dated March 18, 2015
Attachment 5-9 Green & Little, LP Bufferyard Waiver Letter date February 11, 2015

Green
Contact: Lee K. Zoller
1175 Nashville Pike
Gallatin, TN 37066
615-452-4500 Office
615-452-4843 Fax
615-438-9885 Mobile

Greensboro

PARCEL MAP



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Not to Scale
January 2015

ATTACHMENT 5-1

8-1072-15

ATTACHMENT 5-3

AMENDED ORDINANCE NO. O15Ø5-29

AMENDED ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, APPROVING AN AMENDMENT TO THE GREENSBORO VILLAGE PLANNED UNIT DEVELOPMENT (PUD) MASTER DEVELOPMENT PLAN TO RELOCATE 204 MULTI-FAMILY RESIDENTIAL USE UNITS FROM PARCEL 'B' CONSISTING OF A 174.33 (+/-) ACRE TRACT, LOCATED SOUTH OF NASHVILLE PIKE AND EAST AND WEST OF GREENLEA BOULEVARD, TO PARCEL 'A', CONSISTING OF A 95.33 (+/-) ACRE TRACT, LOCATED EAST AND WEST OF GREENLEA BOULEVARD, EAST OF ST. BLAISE ROAD AND NORTH OF NASHVILLE PIKE, AND TO RELOCATE 76 ONE-FAMILY DETACHED DWELLING RESIDENTIAL USE UNITS FROM PARCEL 'A' TO PARCEL 'B', AND APPROVING THE GREENLEA COMMONS PRELIMINARY MASTER DEVELOPMENT PLAN (304 MULTI-FAMILY UNITS) ON A PORTION OF PARCEL 'A'; AUTHORIZING THE REVISION TO BE INDICATED ON THE OFFICIAL ZONING ATLAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABLITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of property has submitted a complete application to amend the Greensboro Village Planned Unit Development (PUD) and approval of GreenLea Commons Preliminary Master Development Plan on a 21.24 (+/-) acre portion of a 95.33 (+/-) acre tract located in the City of Gallatin, Tennessee; and

WHEREAS, the property is located west of GreenLea Boulevard, east of St. Blaise Road and north of Nashville Pike, and is zoned Multiple Residential and Office – Planned Unit Development (MRO-PUD); and

WHEREAS, the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of the amendment to the Greensboro Village Planned Unit Development (PUD) and the GreenLea Commons Preliminary Master Development Plan in GMRPC Resolution No. 2015-28; and

WHEREAS, a public hearing was held following public notice as prescribed by the Gallatin Zoning Ordinance and Tennessee Code Annotated Section 13-7-203; and

WHEREAS, The City Council has approved by majority vote of the members present the rezoning request of the described property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE as follows:

Section 1. The Gallatin City Council hereby approves the Amendment to the Greensboro Village Planned Unit Development as described in Exhibit 'A' and the GreenLea Commons Preliminary Master Development Plan as described in Exhibit 'B'.

8-1072-15

ATTACHMENT 5-3

Section 2. The City Council of the City of Gallatin does hereby approve, authorize and direct the revision of the City's Official Zoning Atlas to reflect the rezoning and Preliminary Master Development Plan herein made;

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 4. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provision or applications of this ordinance which can be given without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

Section 5. This Ordinance shall become effective immediately upon adoption, the public welfare requiring such.

PASSED FIRST READING: June 2, 2015.

PASSED SECOND READING: July 7, 2015.

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

Exhibit 'A' – Greensboro Village Planned Unit Development-Development Allocations
Exhibit 'B' – GreenLea Commons Preliminary Master Development Plan with conditions

8-1072-15

ATTACHMENT 5-3

EXHIBIT 'A'

GREENSBORO PLANNED UNIT DEVELOPMENT

The Greensboro Village PUD Master Development Plan, consists of a one (1) sheet plan, prepared by Lose & Associates, Inc. of Nashville, Tennessee, with a Reapproved date of October 29, 2012, submitted for revision on January 28, 2015, and received May 4, 2015, and the Master Development Plan 2015 Amendment (Proposed) (PC File #4-290-15) Chart, consist of a one (1) sheet plan, prepared by Lose & Associates, and received May 4, 2015.

Development Allocations

TRACT 'A' - 95.33 Acres
(Located north of Nashville Pike (US 31E))

MRO-PUD ZONING

1,044,000 square feet of Commercial Uses
304 Multi-family Unit Apartments

TRACT 'B' – 174.33 Acres
(Located south of Nashville Pike (US 31E))

MRO–PUD ZONING
R6-PUD ZONING
R15-PUD ZONING

1,605,000 square feet of Commercial Uses

503 Residential Units*
Dwelling One-Family Detached Units
Dwelling Two-Family Detached – Duplex Units
Dwelling Attached Units
Dwellings Multi-Family (Condominium, Townhomes only)
No Apartments or Mobile Home Parks/Units are permitted in Tract 'B'

*Includes 132 Units: The Retreat at Fairvue, 25 units: Grassland Downs Park Subdivision and 346 units: Area 1, 2, 3, and 4 of Tract 'B'

6/05/2015

B-1072-15

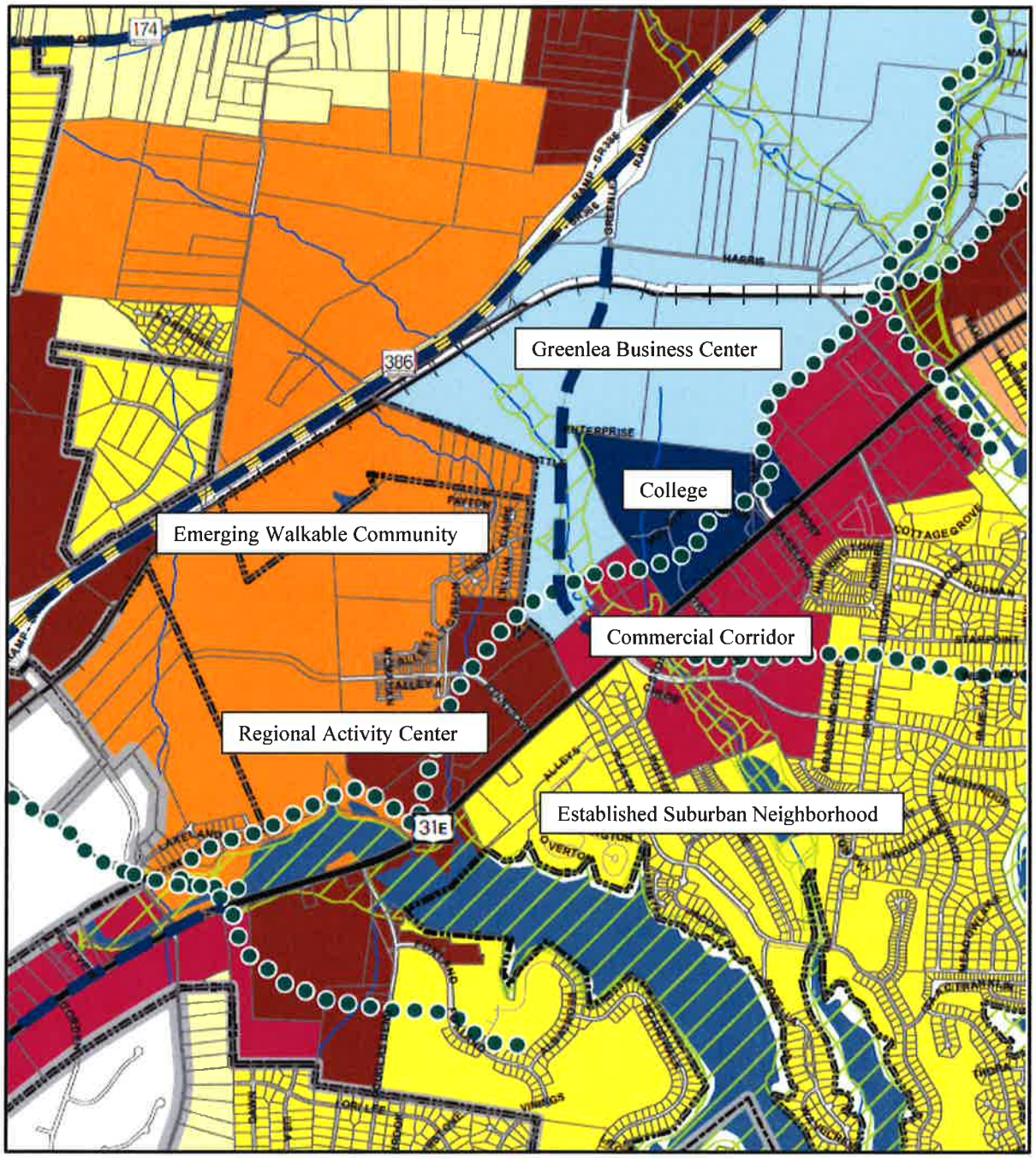
ATTACHMENT 5-3

EXHIBIT 'B'

The Preliminary Master Development Plan for the GreenLea Commons, consists of a 26 sheet plan, prepared by Lose & Associates, Inc. of Nashville, Tennessee, with project number 14155, dated January 28, 2015, with a final revision dated May 1, 2015, together with the Architectural Elevations and Photometric Plan for GreenLea Apartments Makowsky Ringel Greenberg, consisting of a nine (9) sheet plan, prepared by Fleming Architects of Memphis, Tennessee, with project number 831014, dated January 28, 2015, with the following conditions:

1. Submit an application to amend the *Gallatin on the Move 2020 General Development and Transportation Plan* and obtain approval of an amended plan. (The Major Thoroughfare Plan (MTP) calls for a connection from the intersection of Derby Drive and St. Blaise Road to GreenLea Boulevard at the currently proposed main driveway to GreenLea Commons.) If the Planning Commission approves the amendment to the Major Thoroughfare Plan (MTP), then the Greensboro Village PUD Master Development Plan is hereby amended to extend St. Blaise Road northward, extending through the Greensboro North Transit Ready Development, connecting and crossing GreenLea Boulevard to align with Enterprise Drive.
2. The installation of security gates or other such features across a fire apparatus access road shall be approved by the Fire Code Official per IFC 2009 503.6.
3. Provide a sidewalk access easement along St. Blaise Road.
4. Dedicate sufficient right-of-way to the city for the purpose of constructing the realignment of the existing curve on St. Blaise Road located near the T.V.A. easement as approved by the Engineering Division.
5. Dedicate a five (5) foot wide right-of-way to the city, adjacent to the existing St. Blaise Road right-of-way, for future expansion of St. Blaise Road from the proposed curve realignment to the intersection of St. Blaise Road and Little Drive.
6. Dedicate a five (5) foot wide utility easement adjacent to the five (5) wide right-of-way dedication for St. Blaise Road from the proposed curve realignment to the intersection of St. Blaise Road and Little Drive.
7. Revise architectural elevations to meet the minimum 70 percent of stone and/or brick requirement for exterior facade materials per Section 13.08.010.A, *Materials* of the Gallatin Zoning Ordinance.

8-1072-15



Gallatin on the Move 2020 General Development and Transportation Plan

Community Character Area Map

ATTACHMENT 5-4

8-1072-15

Greenlea Apartments
Parking Requirements

ATTACHMENT 5-5

	Number of Units	Parking/Unit	Spaces Requested
1 BRM	80	1.50	120
2 BRM	190	1.75	333
3 BRM	30	2.00	60
3 BRM TH	4	2.00	8
		Total # of Spaces	521
		Spaces Shown	473
		Spaces to be added	48

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FEB 12 2015
GALLATIN PLANNING & ZONING

Talking points:

1. Many if not majority of 1 BRM are rented to single person households with one car
   This count assumes approximately 60% single household/40% married

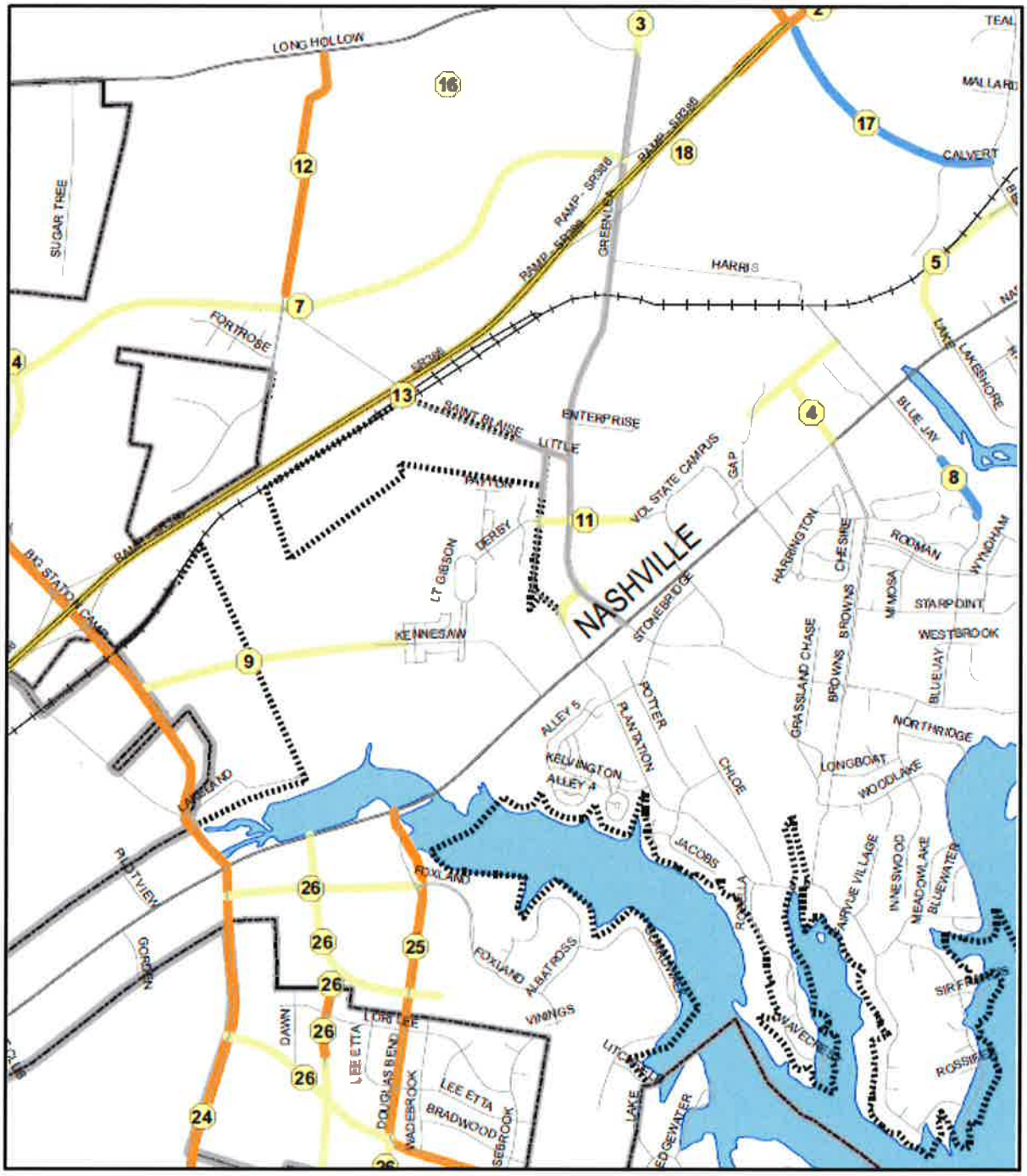
2. Rational for 1.75 on 2 BRM - have a number of single parent families with one car and some single household (1 car) renting two bedrooms

   Figuring 75% of 2 brms with 2 cars/ 25% with 1 car

units			spaces	% units
143	2 BRM @	2 Cars/unit	286	75%
47	2 BRM @	1 Car/unit	47	25%
190			333	

3. Even though we are keeping 2car/unit on 3BRM - many single parent households and only one car.

8-1072-15
4-290-15

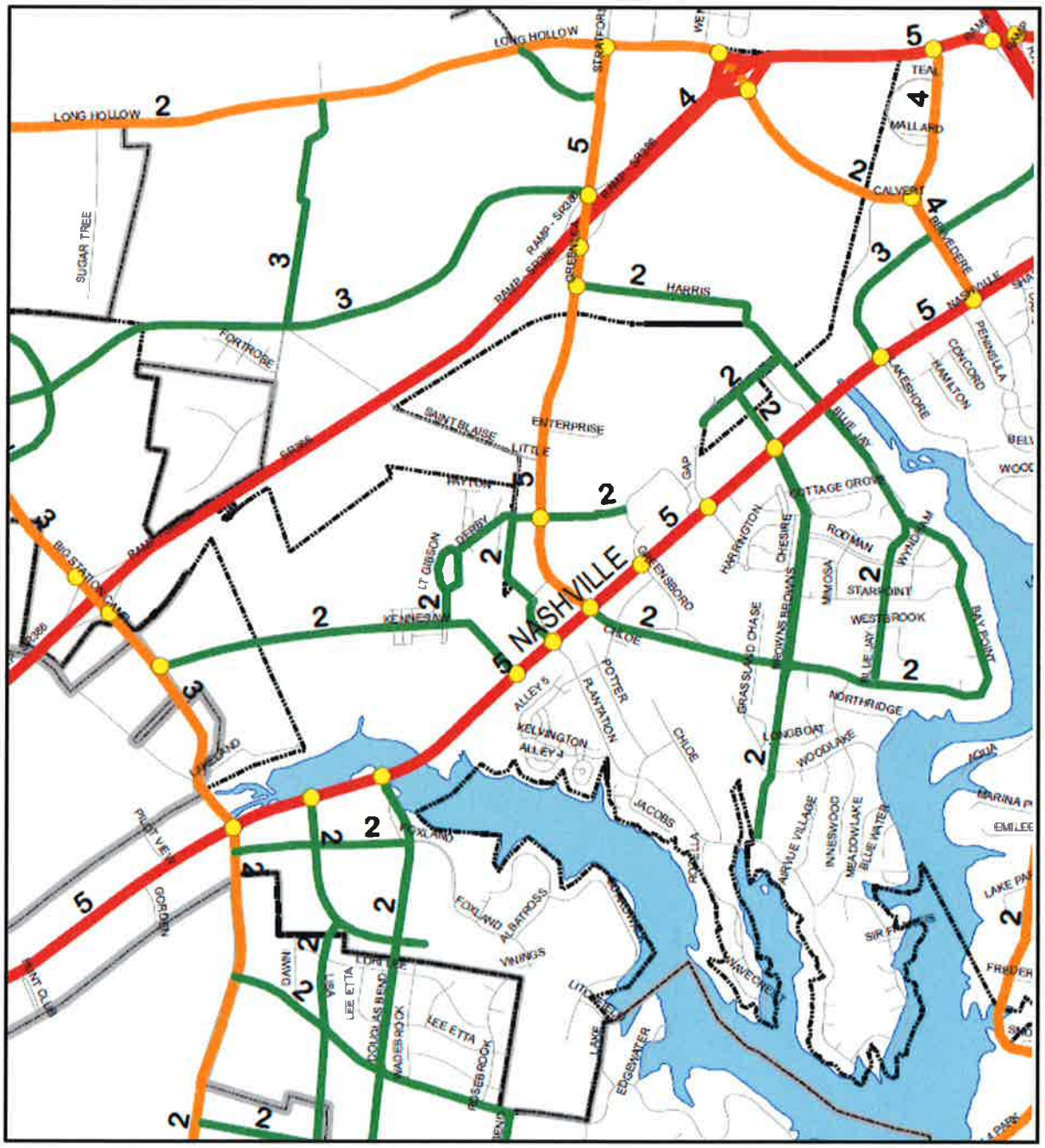


Gallatin on the Move 2020 General Development and Transportation Plan

Exhibit 4-8, Proposed Roadway Projects

ATTACHMENT 5-6

8-1072-15



Gallatin on the Move 2020 General Development and Transportation Plan

Exhibit 4-9, Major Thoroughfare Plan

ATTACHMENT 5-7

8-1072-15

ATTACHMENT 5-8

RECEIVED
MAR 18 2015
GALLATIN PLANNING & ZONING

City of Gallatin
Engineering Division
Memorandum

To	:	Gallatin Municipal-Regional Planning Commission
From	:	Nick Tuttle, City Engineer
Date	:	March 18, 2015
Subject	:	Resolution 2015-28; Greensboro Village; PUD Amendment/GreenLea Commons; PMDP Lose and Associates

At the March 9th, 2015 Special Called Planning Commission Meeting the above referenced item was considered and deferred by the GMRPC. The Engineering Division provided advice and recommendations to extend Derby Drive. Although this is a recommendation that is consistent with the Major Thoroughfare Plan, the Engineering Division is more than prepared to examine and concur with alternatives to the extension of Derby Drive continuing on the same path

To quote the body of the City of Gallatin's staff report: "To ensure a well-connected collector roadway system in the area the Engineering Division has suggested an alternate route if the Major Thoroughfare Plan (MTP) is amended to remove the proposed Derby Drive extension. A future east-west connection could be provided extending St. Blaise Road northward, through Greensboro North Transit Ready Development (Specific Plan Area), and cross GreenLea Boulevard to align with Enterprise Drive. This would provide the connection to Volunteer State Community College as shown on the Major Thoroughfare Plan (MTP)."

4-290-15

GREEN & LITTLE, LP

ATTACHMENT 5-9

February 11, 2015

Robert J. Kalisz, Planner II
City of Gallatin Planning Division
132 West Main Street, Room 201
Gallatin, TN 37066

RECEIVED
FEB 12 2015
GALLATIN PLANNING & ZONING

RE: GreenLea Commons Landscape Bufferyards

Dear Mr. Kalisz,

Green & Little, L.P. has reviewed the proposed GreenLea Commons development as well as the City of Gallatin staff comments dated February 6, 2015. We understand the Gallatin Zoning Ordinance requires a buffer along all four sides of the site. As the property owner of the parcels to the north, south and across GreenLea Boulevard, we ask that the City waive this requirement as we believe the current design provides an attractive streetscape. With buildings facing the roads, adjacent sidewalks and street trees, the plan meets the overall design intent of Greensboro Village and does not require screening. Please contact us if you have any questions and thank you for the consideration

Regards,

Lee K. Zoller
President

RESUBMITTAL

P.O.Box 8037 - 1175 Nashville Pike - Gallatin, Tennessee 37066 - Telephone (615) 452-4500 - Fax (615) [illegible]-4843

B-1072-15
4-290-15

PEYTONA DOWNS

FINAL MASTER DEVELOPMENT PLAN (FMDP) FOR
GREENSBORO VILLAGE PLANNED UNIT DEVELOPMENT (PUD)

PREPARED FOR:
MAKOWSKY, RINGEL, GREENBERG, LLC

SHEET INDEX

C0.00	COVER SHEET	L1.00	OVERALL SITE LANDSCAPE
C0.01	GENERAL NOTES	L1.01	LANDSCAPE ENLARGEMENT
C0.02	EXISTING CONDITIONS & DEMOLITION PLAN	L1.02	LANDSCAPE ENLARGEMENT
C1.00	OVERALL SITE LAYOUT	L1.03	LANDSCAPE ENLARGEMENT
C1.01	SITE LAYOUT	L1.04	LANDSCAPE ENLARGEMENT
C1.02	SITE LAYOUT	L1.10	LANDSCAPE DETAILS
C2.00	OVERALL GRADING & DRAINAGE PLAN	L3.00	SIGNAGE PLAN
C2.01	GRADING & DRAINAGE PLAN	A1	BUILDING TYPE I ELEVATIONS
C2.02	GRADING & DRAINAGE PLAN	A2	BUILDING TYPE II ELEVATIONS
C2.03	STORM WATER PIPE TABLE	A3	BUILDING TYPE III ELEVATIONS
C3.00	OVERALL SEWER PLAN	A4	BUILDING TYPE IV ELEVATIONS
C3.01	SEWER PLAN	A5	BUILDING TYPE V ELEVATIONS
C3.02	SEWER PLAN	A6	ACCESSORY BUILDING ELEVATIONS
C4.00-4.06	SITE DETAILS	A7	EXTERIOR MATERIAL SELECTIONS
C5.00	OVERALL WATER PLAN	A8	COLOR EXTERIOR VIEWS
C5.01	WATER PLAN	E1	PARTIAL SITE PHOTOMETRIC PLAN
C5.02	WATER PLAN	E2	PARTIAL SITE PHOTOMETRIC PLAN
		E3	SITE LIGHTING DETAILS

OWNER/DEVELOPER

PROPERTY OWNER:
GREEN & LITTLE, LP
1175 NASHVILLE PIKE
GALLATIN, TENNESSEE 37066
(615) 452-4500

CONTACT: LEE ZOLLER

DEVELOPER:
MAKOWSKY, RINGEL, GREENBURG, LLC
1010 JUNE ROAD, SUITE 200
MEMPHIS, TENNESSEE 38119
(901) 683-2220

CONTACT: GARY MAKOWSKY

DESIGNERS

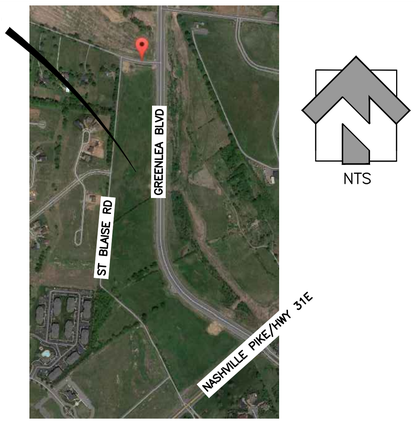
FLEMING ARCHITECTS
ARCHITECTURE

5101 WHEELIS DRIVE, SUITE 215
MEMPHIS, TENNESSEE 38117
PHONE: (901) 767-3924
CONTACT: MIKE WINTER

LOSE & ASSOCIATES, INC
LANDSCAPE ARCHITECTURE/CIVIL ENGINEERING

1314 5TH AVENUE NORTH, SUITE 200
NASHVILLE, TENNESSEE 37208
PHONE: (615) 242-0040
CONTACT: JEFF CONAR

LOCATION MAP



SITE DATA

PROPERTY OWNER:	GREEN & LITTLE, LP 1175 NASHVILLE PIKE GALLATIN, TN 37066
DEVELOPERS NAME:	**MAKOWSKY, RINGEL, GREENBERG, LLC 1010 JUNE RD MEMPHIS, TN 38119**
ZONING:	MRO (PUD)
TAX MAP AND PARCEL:	PORTION OF M: 136 P: 004.03
PROPERTY AREA:	38.89 AC (1,694,217 S.F.)
PROPOSED SITE AREA:	21.01 AC (915,278 S.F.)
STREET ADDRESS:	GREENLEA BLVD
BULK REGULATIONS:	
MINIMUM LOT AREA:	6,000 SQ. FT.
PROPOSED LOT AREA:	915,278 SQ. FT.
MINIMUM LOT WIDTH:	60 FT.
PRPOSED LOT WIDTH:	N/A
SETBACKS/YARDS:	FRONT: 25' SIDE: 10' REAR: 20'
SITE AREA PER UNIT:	3,000 SQ. FT.
PROPOSED AREA PER UNIT:	14.3 UNITS/ACRE
MAX BUILDING HEIGHT:	35 FT
PROPOSED HEIGHT:	32 FT
EXISTING USE:	VACANT (COMMERCIAL-PUD)
PROPOSED USE:	MULTIFAMILY DWELLING
PROPOSED GROUND COVERAGE:	
FLOOR AREA:	N/A
MAX DENSITY PER ACRE :	14.3 UNITS/ACRE
FLOOR AREA RATIO:	N/A

BLDG TYPE I (20 UNITS/14 PARKING PER BLDG)

1ST FLOOR		2ND FLOOR		3RD FLOOR		TOTAL	
0	1 BEDROOM	0	1 BEDROOM	4	1 BEDROOM	4	1 BEDROOM
2	2 BEDROOM	4	2 BEDROOM	4	2 BEDROOM	10	2 BEDROOM
2	3 BEDROOM	4	3 BEDROOM	0	3 BEDROOM	6	3 BEDROOM
14	GARAGE						
						5 BLDGS	
						20	1 BEDROOM
						50	2 BEDROOM
						30	3 BEDROOM
						70	GARAGE

BLDG TYPE II (20 UNITS/12 PARKING PER BLDG)

1ST FLOOR		2ND FLOOR		3RD FLOOR		TOTAL	
2	1 BEDROOM	4	1 BEDROOM	4	1 BEDROOM	10	1 BEDROOM
2	2 BEDROOM	4	2 BEDROOM	4	2 BEDROOM	10	2 BEDROOM
10	GARAGE						
						6 BLDGS	
						60	1 BEDROOM
						60	2 BEDROOM
						60	GARAGE

BLDG TYPE III (20 UNITS/12 PARKING PER BLDG)

1ST FLOOR		2ND FLOOR		3RD FLOOR		TOTAL	
4	2 BEDROOM	8	2 BEDROOM	8	2 BEDROOM	20	2 BEDROOM
12	GARAGE						
						2 BLDGS	
						40	2 BEDROOM
						24	GARAGE

BLDG TYPE IV (22 UNITS/16 PARKING PER BLDG)

1ST FLOOR		2ND FLOOR		3RD FLOOR		TOTAL	
4	2 BEDROOM	8	2 BEDROOM	8	2 BEDROOM	20	2 BEDROOM
2	TOWNHOUSE					2	TOWNHOUSE
16	GARAGE						
						2 BLDGS	
						40	2 BEDROOM
						4	TOWNHOUSE
						32	GARAGE

CONSTRUCTION TIMELINE

BEGIN CONSTRUCTION: SEPTEMBER 01, 2015
END CONSTRUCTION: AUGUST 31, 2016

GENERAL NOTES

1. ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.
2. ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 47165C0407G, MAP REVISED APRIL 17, 2012, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.

Know what's **below**.
Call before you dig.

4-290-15

LOSE & ASSOCIATES, INC.
1314 5th Avenue North, Suite 200
Nashville, TN 37208
(615) 242-0040

THIS DRAWING AND THE DESIGN SHOWN IS THE PROPERTY OF THE ARCHITECT. REPRODUCTION, COPYING, OR USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT IS SUBJECT TO LEGAL ACTION.

JEFFERY DEAN CONAR
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
NO. 111666
STATE OF TENNESSEE
9/16/15

PEYTONA DOWNS
FMDP FOR GREENSBORO VILLAGE PUD
PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC
GALLATIN TENNESSEE

REVISIONS

NO.	DATE	BY	COMMENTS

SHEET TITLE
COVER SHEET

PROJECT NUMBER 14155	DATE 09/16/2015
DRAWN BY KC EMN	SCALE N/A
CHECKED BY JC	
SHEET NUMBER C0.00	

DEMOLITION NOTES

1. DEMOLITION INCLUDES THE FOLLOWING WITHIN THE PROPERTY LINES:
   1.1. TRANSFER BENCHMARK CONTROL TO NEW LOCATIONS OUTSIDE THE DISTURBED AREA PRIOR TO COMMENCING DEMOLITION OPERATIONS (WHEN APPLICABLE).
   1.2. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION WORK.
   1.3. DEMOLITION AND REMOVAL OF SITE IMPROVEMENTS.
   1.4. DISCONNECTING, CAPPING OR SEALING, AND ABANDONING/REMOVING SITE UTILITIES IN PLACE (WHICHEVER IS APPLICABLE).
2. REMOVE: REMOVE AND LEGALLY DISPOSE OF ITEMS EXCEPT THOSE INDICATED TO BE REINSTALLED, SALVAGED, OR TO REMAIN.
3. REMOVE, REINSTALL, AND RELOCATE: REMOVE ITEMS INDICATED; CLEAN, SERVICE, AND OTHERWISE PREPARE THEM FOR REUSE; STORE AND PROTECT AGAINST DAMAGE. REINSTALL ITEMS IN LOCATIONS INDICATED.
4. EXISTING TO REMAIN: PROTECT ITEMS INDICATED TO REMAIN AGAINST DAMAGE AND SOILING THROUGHOUT CONSTRUCTION. WHEN PERMITTED BY THE ENGINEER, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION THROUGHOUT CONSTRUCTION AND THEN CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS.
5. CONTRACTOR SHALL SCHEDULE DEMOLITION ACTIVITIES WITH THE CONSTRUCTION/PROJECT MANAGER INCLUDING THE FOLLOWING:
   5.1. DETAILED SEQUENCE OF DEMOLITION AND REMOVAL WORK, WITH STARTING AND ENDING DATES FOR EACH ACTIVITY.
   5.2. DATES FOR SHUTOFF, CAPPING, AND CONTINUATION OF UTILITY SERVICES.
   5.3. IDENTIFY AND ACCURATELY LOCATE UTILITIES AND OTHER SUBSURFACE STRUCTURAL, ELECTRICAL, OR MECHANICAL CONDITIONS.
6. REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE STARTING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
7. STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON-SITE WILL NOT BE PERMITTED.
8. OBTAIN APPROVED BORROW SOIL MATERIALS OFF-SITE WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE ON-SITE.
9. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE THROUGHOUT CONSTRUCTION OPERATIONS.
   9.1. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY ENGINEER AND AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER AND TO GOVERNING AUTHORITIES.
10. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
11. UTILITY REQUIREMENTS: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVICES SERVING THE SITE.
   11.1. ARRANGE TO SHUT OFF AND CAP UTILITIES WITH UTILITY COMPANIES AND FOLLOW THEIR RESPECTIVE UTILITY KILL AND CAP POLICIES.
   11.2. ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE TO BE VERIFIED BY CONTRACTOR. LOSE & ASSOCIATES DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES INDICATED ON THE CONSTRUCTION DOCUMENTS. VERIFY LOCATION OF EXISTING UTILITIES AND EXERCISE EVERY PRECAUTION WHEN WORKING ON OR NEAR THESE AREAS TO AVOID DAMAGE TO THESE EXISTING FACILITIES. UTILITY LINES MAY BE ENCOUNTERED IN EXCAVATION THAT WERE NOT KNOWN OR SHOWN TO EXIST, SO CAUTION SHALL BE TAKEN IN ALL EXCAVATIONS. ACTIVE OR INACTIVE UTILITIES ENCOUNTERED BY THE CONTRACTOR SHALL BE HANDLED IN ACCORDANCE WITH THE REQUIREMENTS OR THE UTILITY COMPANIES.
12. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.
   12.1. ERECT TEMPORARY PROTECTION, BARRICADES AS PER LOCAL GOVERNING AUTHORITIES.
   12.2. PROTECT EXISTING SITE IMPROVEMENTS AND APPURTENANCES TO REMAIN.
13. EXPLOSIVES: USE OF EXPLOSIVES WILL NOT BE PERMITTED.
14. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
15. CLEAN ADJACENT BUILDINGS AND IMPROVEMENT OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF DEMOLITION.
16. DAMAGES: PROMPTLY REPAIR DAMAGES TO ADJACENT FACILITIES CAUSED BY DEMOLITION OPERATIONS AT THE CONTRACTOR'S COST.
17. GENERAL: PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
18. BURNING: DO NOT BURN DEMOLISHED MATERIALS.
19. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
   19.1. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
   19.2. PROVIDE TEMPORARY FENCES, BARRICADES, COVERINGS OR OTHER PROTECTIONS TO PRESERVE EXISTING ITEMS INDICATED TO REMAIN AND TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY. APPLY PROTECTIONS TO ADJACENT PROPERTIES AS REQUIRED.
20. CONTRACTOR TO SAWCUT EXISTING PAVEMENT TO REMAIN PRIOR TO CURB, GUTTER, PAVEMENT, ETC REMOVAL.

EXISTING UTILITIES

1. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER OR THE OWNER'S REPRESENTATIVES. BEFORE YOU DIG CALL TENNESSEE ONE CALL: 811.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

DEVELOPMENT NOTES

1. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
2. ALL CONSTRUCTION TO COMPLY WITH CITY OF GALLATIN ZONING AND CODES STANDARDS AND STATE OF TENNESSEE STORMWATER REGULATIONS.

ADA REQUIREMENTS

1. ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH AMERICAN WITH DISABILITIES ACT (ADA) AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES; ARCHITECTURAL BARRIERS ACT (ABA) ACCESSIBILITY GUIDELINES.
2. CONTRACTOR TO COORDINATE ALL INSPECTIONS AS REQUIRED BY THE CITY OF GALLATIN ADA COMPLIANCE OFFICE.
3. AT ALL INTERSECTION OF TRAILS, SIDEWALKS, PLAZAS AND OTHER INSTANCES WHERE 90 DEGREE TURN CAN TAKE PLACE THE MAX SLOPE IN ALL DIRECTIONS IS 2 PERCENT

GENERAL NOTES

1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION/PROJECT MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.
3. THE SITE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. THE G.C. IS RESPONSIBLE FOR LOCATING IMPROVEMENTS PER THESE PLANS.
4. UPON RECEIPT OF POINT COORDINATE DATA, THE CONTRACTOR SHALL RUN AN INDEPENDENT VERTICAL CONTROL TRAVERSE TO CHECK BENCHMARKS AND A HORIZONTAL CONTROL TRAVERSE THROUGH GIVEN POINTS TO CONFIRM GEOMETRIC DATA AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.
5. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THE PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
6. ALL DIMENSIONS, GRADES, AND UTILITY LOCATIONS SHOWN ON THESE PLANS WERE BASED ON SITE SURVEY PROVIDED BY OTHERS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION/PROJECT MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
7. ALL WORK WITHIN THE RIGHTS OF WAY SHALL BE IN ACCORDANCE WITH THE GOVERNING JURISDICTION AND SPECIFICATIONS.
8. CONTRACTOR SHALL AT ALL TIMES ENSURE THAT SWPPP MEASURES PROTECTING EXISTING DRAINAGE FACILITIES BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY PHASE OF THE SITE CONSTRUCTION OR LAND ALTERATION.
9. UPON COMPLETION OF PROJECT, CONTRACTOR SHALL CLEAN THE PAVED AREAS PRIOR TO REMOVAL OF TEMPORARY SEDIMENT CONTROLS, AS DIRECTED BY THE CITY AND/OR CONSTRUCTION/PROJECT MANAGER. IF POWER WASHING IS USED, NO SEDIMENT LADEN WATER SHALL BE WASHED INTO THE STORM SYSTEM. ALL SEDIMENT LADEN MATERIAL ON PAVEMENT OR WITHIN THE STORM SYSTEM SHALL BE COLLECTED AND REMOVED FROM THE SITE AT CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL EXPLORATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY TO PERMIT VERIFICATION OF THE CONDITIONS AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLAN AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING AS REQUIRED ABOVE, OF SUCH DIFFERING CONDITIONS.
11. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
12. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
13. ALL SURPLUS EXCAVATION SHALL BE PLACED ON SITE IN A LOCATION DESIGNATED BY OWNER.
14. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, WATER MAINS, SEWERS, BLASTING, PUBLIC STRUCTURES, ETC.
15. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER & DESIGNER FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.
16. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS AND LIGHTS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
18. ALL PAY ITEMS HAVE BEEN EXPLICITLY SET FORTH AS SUCH IN THE PROPOSAL, ALL OTHER ITEMS OF COST ARE TO BE INCLUDED IN THE PRICE OF THE ITEMS ACTUALLY BID UPON.
19. THE CONTRACTOR SHALL PROVIDE SUCH BRACING, SHEETING AND SHORING, BLASTING PROTECTION, WARNING LIGHTS AND BARRICADES, ETC. AS MAY BE NECESSARY FOR THE PROTECTION OF LIFE AND PROPERTY FOR HIS OWN EMPLOYEES AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES REQUIRING CERTAIN PROTECTIVE PERSONAL APPAREL SUCH AS HARD HATS, EAR PLUGS, EYE SHIELDS, PROTECTIVE SHOES, ETC. THE OWNER AND DESIGNER ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR WHICH ENDANGER LIFE OR PROPERTY.
20. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
21. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & AND PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL.
22. PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
23. THE CONTRACTOR SHALL PERFORM ALL QUANTITY TAKEOFFS REQUIRED FOR BIDDING AND CONSTRUCTION OF THIS PROJECT. LOSE AND ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY NOR LIABILITY FOR QUANTITY TAKEOFFS PERFORMED FOR THIS PROJECT.
24. THE CONTRACTOR SHALL COORDINATE ALL ROAD CLOSURES, EXCAVATIONS, ETC. WITH CITY OF GALLATIN PUBLIC WORKS. ALL TEMPORARY LANE CLOSURES, EXCAVATIONS, BORINGS, TRAFFIC CONTROL, ETC. SHALL BE DONE IN COMPLIANCE WITH CITY OF GALLATIN PUBLIC WORKS REQUIREMENTS.

CLEARING/GRUBBING

1. DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LINES INDICATED ON THE PLANS.
2. ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION LINE SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
3. NO EQUIPMENT SHALL BE STORED UNDER THE DRIP LINE OF TREES TO REMAIN.
4. DO NOT FALL ANY TREES OR PUSH PILES OF DEBRIS AGAINST TREES TO REMAIN.
5. REMOVE ALL STUMPS, ROCKS, ASPHALT & CONCRETE DEBRIS, ETC. WITHIN CLEARING LIMITS AND DISPOSE OFF SITE IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
6. CONTACT ALL UTILITY AUTHORITIES WHO HAVE LINES WITHIN THE CLEARING AND GRUBBING LIMITS BEFORE STARTING WORK.
7. ALL EROSION CONTROL SEDIMENT BARRIERS, SILT FENCES, AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO STARTING CLEARING AND GRUBBING OPERATIONS.
8. AFTER STAKING IS COMPLETED, TREES WITHIN GRADING LIMITS TO BE SAVED WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. FIELD CHANGES TO GRADING PLANS SHALL BE MADE FOR SMOOTH TRANSITION OF GRADES AROUND ALL TREES WHICH REQUIRE TREE WELLS WITHIN THE GRADING LIMITS.
9. CONTRACTOR TO STAKE TRAIL CENTERLINE & LIMITS OF CLEARING FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CLEARING OPERATIONS. TRAIL ADJUSTMENTS TO PROTECT MATURE TREES MAY BE MADE AT THIS TIME.
10. SEE SPECIFICATIONS FOR TREE CLEARING REQUIREMENTS AND PENALTIES FOR DAMAGES TO TREES DESIGNATED TO REMAIN.
11. ALL CLEARING SHALL BE LIMITED TO AREAS TO BE GRADED WITHIN 14 CALENDAR DAYS.

LAYOUT NOTES

1. ALL LAYOUT MEASUREMENTS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED
2. COORDINATE POINTS SHOWN ARE TAKEN FROM BASE INFORMATION PROVIDED BY OTHERS. CONTRACTOR SHALL CROSS CHECK BETWEEN COORDINATE LAYOUT AND PLAN DIMENSIONS PRIOR TO COMMENCING WORK.
3. ALL WORK SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ALL DAMAGED AND/OR DISTURBED MONUMENTS, STAKES, ETC.
5. CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTRACTOR SHALL USE DIMENSION, COORDINATES AND OTHER INFORMATION PROVIDED ON LAYOUT PLANS.
6. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING REQUIRED ON THE PROJECT. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN EXISTING FACILITIES AND PROPOSED FACILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
7. CONTRACTOR SHALL NOTIFY LOSE AND ASSOCIATES, WITHIN 24 HOURS, OF ANY LAYOUT DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. ALL ADDITIONAL COSTS, INCLUDING BUT NOT LIMITED TO REMEDIAL CONSTRUCTION, ADDITIONAL SITE VISITS, OR ENGINEERING SERVICES AND FEES, ETC., INCURRED DUE TO THE FAILURE TO FOLLOW THIS PROCEDURE WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. CONTRACTOR SHALL PROVIDE ADEQUATE LAYOUT INFORMATION TO DEMONSTRATE, TO THE MAXIMUM EXTENT PRACTICAL, THAT NO CONFLICTS BETWEEN VARIOUS TRADES EXIST.
9. DRAINAGE STRUCTURES ARE SHOWN TO INDICATE CASTING TYPE AND LOCATION. CONTRACTOR SHALL STAKE PROPOSED PAVING, STRUCTURES, CURBS, ETC. TO ENSURE DRAINAGE STRUCTURES ARE PLACED TO AVOID CONFLICTS. DRAINAGE STRUCTURES ARE NOT DRAWN TO SCALE.

ENVIRONMENTAL NOTES

1. NO CONSTRUCTION TO BEGIN PRIOR TO ISSUANCE OF ALL REQUIRED ENVIRONMENTAL PERMITS.
2. NO EQUIPMENT OR MATERIALS, INCLUDING STOCKPILED SOILS, SHALL BE STORED WITH IN THE FLOODPLAIN.
3. SITE DISCHARGES TO WATERS IMPAIRED BY SILTATION AND EXCEPTIONAL WATERS. REFER TO TDEC CONSTRUCTION GENERAL PERMIT FOR CONDITIONS.

GRADING NOTES

1. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUTE AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL BE UTILIZED TO PREVENT LOSS OF TOPSOIL MATERIAL.
2. UNSUITABLE SOILS SHALL BE REMOVED FROM THE SITE.
3. FILL AREA SHALL BE PROOF-ROLLED UNDER THE DIRECTION OF A QUALIFIED SOILS ENGINEER WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND.
4. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A DEPTH OF 12".
5. ALL FILL AREAS SHALL BE RAISED IN LIFTS NOT EXCEEDING 6 INCHES. UNLESS OTHERWISE APPROVED BY QUALIFIED SOIL ENGINEER TO OBTAIN REQUIRED COMPACTION.
6. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.
7. ALL AREAS SHALL BE GRADED TO PROVIDE PROPER DRAINAGE AND PREVENT STANDING WATER.
8. ELEVATIONS SHOWN ON THE PLANS ARE THE FINISH GRADE ELEVATIONS.
9. GRADING SHALL BE SEQUENCED SO THAT BASE STONE IS PLACED WITHIN 5 CALENDAR DAYS OF ACHIEVING OPTIMUM SUBGRADE COMPACTION.
10. ALL BACKFILL BEHIND WALLS SHALL BE INSTALLED PER WALL MANUFACTURER'S INSTALLATION SPECIFICATIONS OR AS NOTED ON PLANS, WHICHEVER IS MORE RESTRICTIVE.

ABBREVIATIONS

ASPH	– ASPHALT	NIC	– NOT IN CONTRACT
@	– AT	NO	– NUMBER
BOC	– BOTTOM OF CURB	OC	– ON CENTER
BFP	– BACKFLOW PREVENTER	OD	– OUTSIDE DIAMETER
BS	– BOTTOM OF STEP	PD	– PERFORATED DRAIN
BW	– BOTTOM OF WALL	PL	– PROPERTY LINE
CL	– CENTERLINE	POB	– POINT OF BEGINNING
CJ	– CONTROL JOINT	PP	– POWER POLE
CO	– COMPANY	R	– RADIUS
CONT	– CONTINUOUS	ROW	– RIGHT OF WAY
CY	– CUBIC YARD	SERV	– SERVICE
DIA	– DIAMETER	SCH	– SCHEDULE
DR	– DRIVE	SF	– SQUARE FEET
EJ	– EXPANSION JOINT	S.F.	– SILT FENCE
ELEC.	– ELECTRIC	SQ	– SQUARE
ELEV	– ELEVATION	SY	– SQUARE YARD
FH	– FIRE HYDRANT	SIG	– SIGNAL
EX	– EXISTING	SPECS	– SPECIFICATIONS
FT	– FEET	STA	– STATION
FL	– FLOW LINE	ST	– STREET
GALV	– GALVANIZED	T	– TELEPHONE
HP	– HIGH POINT	TC	– TOP OF CASTING
HT	– HEIGHT	TOC	– TOP OF CURB
HW	– HEADWALL	TF	– TOP OF FOOTING
HYD	– HYDRANT	TP	– TOP OF PAVEMENT
ID	– INSIDE DIAMETER	TS	– TOP OF STEP
JUNC	– JUNCTION	TW	– TOP OF WALL
LC	– LIMITS OF CLEARANCE	TYP.	– TYPICAL
LOC	– LIMITS OF CONSTRUCTION	VERT	– VERTICAL
LF	– LINEAR FEET	W	– WATER
MAX	– MAXIMUM	WS	– WATER SERVICE
MIN	– MINIMUM	WV	– WATER VALVE
MH	– MANHOLE	WWF	– WELDED WIRE FABRIC
MPH	– MILES PER HOUR		

BVCS – BEGINNING OF VERTICAL CURVE STATION
BVCE – BEGINNING OF VERTICAL CURVE ELEVATION
EVCS – ENDING OF VERTICAL CURVE STATION
EVCE – ENDING OF VERTICAL CURVE ELEVATION
PVI – POINT OF VERTICAL INTERSECTION

NOTE: THESE ABBREVIATIONS ARE GENERAL. INDIVIDUAL SHEETS MAY INCLUDE OTHERS.

LOSE & ASSOCIATES, INC.
1314 5th Avenue North, Suite 200
Nashville, TN 37208
(615) 242-0040

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JEFFERY DEAN CONAN
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
NO. 111605
9/16/2015
STATE OF TENNESSEE

PEYTONA DOWNS
FMDP FOR GREENSBORO VILLAGE PUD
PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC
GALLATIN TENNESSEE

REVISIONS

NO.	DATE	BY	COMMENTS

SHEET TITLE
GENERAL NOTES

PROJECT NUMBER 14155	DATE 09/16/2015
DRAWN BY KG EMN	SCALE N/A
CHECKED BY JC	
SHEET NUMBER C0.01	

LEGEND

NOTE:
SURVEY DATA DISPLAYED AT 1' INTERVALS

920 — EXISTING INTERVAL CONTOUR LINE

920 — EXISTING INDEX CONTOUR LINE

EXISTING PROPERTY DATA

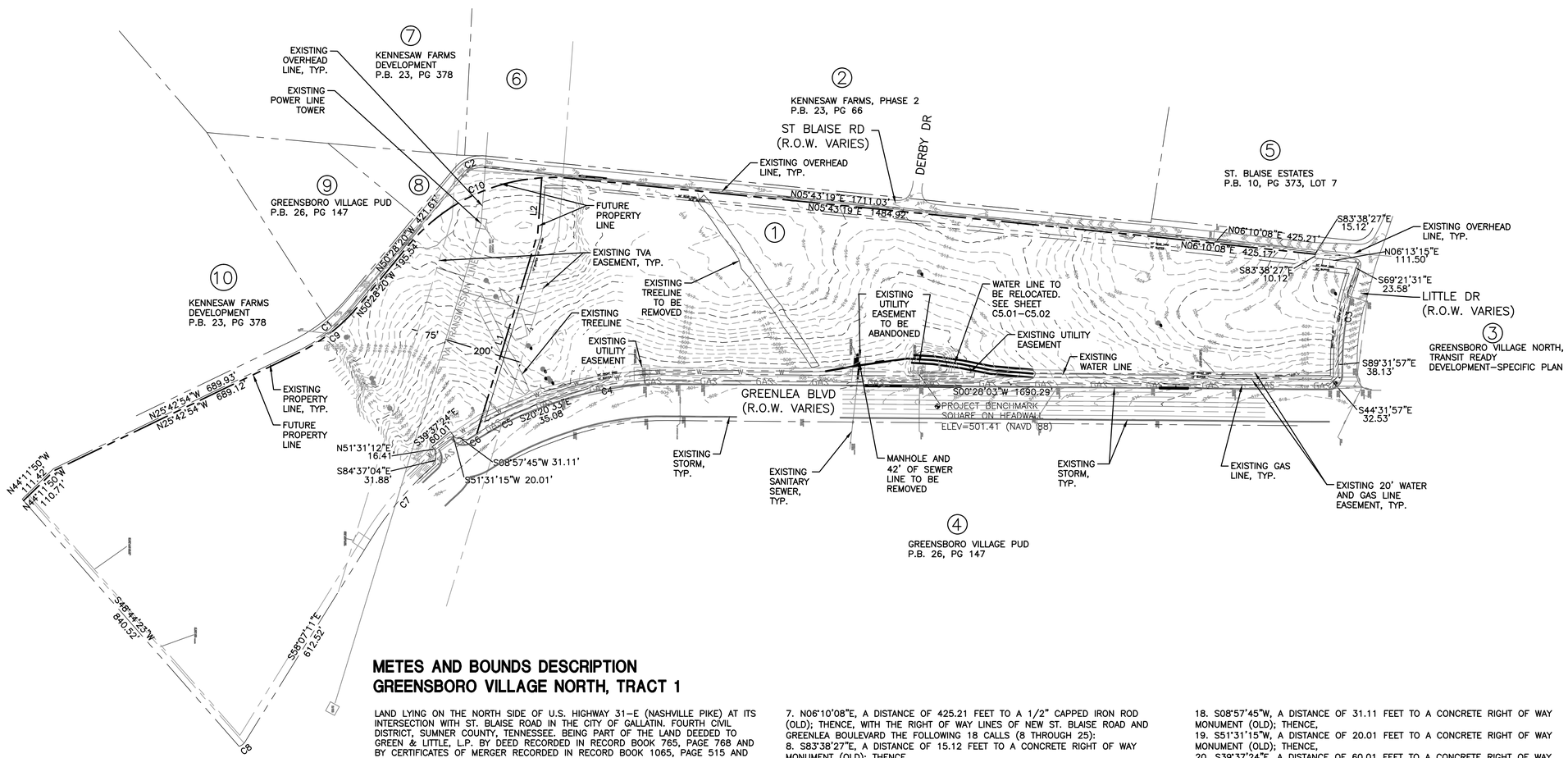
NUMBER	PROPERTY OWNERS	ADDRESS	TAX MAP NUMBER	PARCEL NUMBER	PROPERTY AREA ACRES	PROPERTY AREA S.F.	CURRENT ZONING
1	GREEN & LITTLE LP	P.O. BOX 8037 GALLATIN, TN 37066-8037	136	004.03	38.8	1,690,128	MRO (PUD)
2	KF LAND PARTNERS	100 KENNESAW BLVD, GALLATIN, TN 37066	136G	071.00	7.63	332,363	R15 (PRD)
3	GREENSBORO NORTH I LP	1175 NASHVILLE PIKE, GALLATIN, TN 37066	136	004.05	101.50	4,421,340	SP
4	GREEN & LITTLE LP	P.O. BOX 8037 GALLATIN, TN 37066-8037	136	004.04	56.35	2,454,606	MRO (PUD)
5	JODY CASE	275 SAINT BLAISE RD, GALLATIN, TN 37066	136	003.01	3.01	131,116	AGRICULTURAL
6	KF LAND PARTNERS	100 KENNESAW BLVD, GALLATIN, TN 37066	136	024.05	5.78	251,777	R15 (PRD)
7	MAA BRIK, LLC AVONDALE @ KENNESAW FARMS	6584 POPLAR AVE., MEMPHIS, TN 38138	136	024.01	20.02	872,071	MU
8	ELLEN VANDERCOOK	215 CUMMINGS LANE, GALLATIN, TN 37066	136	023.00	0.75	32,670	AGRICULTURAL
9	GREEN & LITTLE LP	P.O. BOX 8037 GALLATIN, TN 37066-8037	136	004.03	2.80	121,968	AGRICULTURAL
10	KF LAND PARTNERS	100 KENNESAW BLVD, GALLATIN, TN 37066	136	045.00	35.40	1,542,024	PGC

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	200.08	463.04	24°45'26"	N38° 05' 37"W	198.52
C2	61.36	62.56	56°11'39"	N22° 22' 31"W	58.93
C3	234.85	667.00	20°10'26"	S79° 26' 44"E	233.64
C4	316.35	871.00	20°48'36"	S9° 56' 15"E	314.61
C5	161.55	767.00	12°04'06"	S25° 52' 02"E	161.26
C6	29.52	767.00	2°12'18"	S33° 00' 14"E	29.52
C7	250.21	825.74	17°21'40"	S49° 26' 21"E	249.25
C8	19.91	28.00	40°44'05"	S37° 45' 09"E	19.49
C9	202.24	468.04	24°45'26"	N38° 05' 37"W	200.67
C10	471.75	481.00	56°11'39"	N22° 22' 31"W	453.07

Line Table

Line #	Length	Direction
L1	532.46	N73° 03' 35"W
L2	144.17	N85° 48' 33"W



METES AND BOUNDS DESCRIPTION
GREENSBORO VILLAGE NORTH, TRACT 1

LAND LYING ON THE NORTH SIDE OF U.S. HIGHWAY 31-E (NASHVILLE PIKE) AT ITS INTERSECTION WITH ST. BLAISE ROAD IN THE CITY OF GALLATIN. FOURTH CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE. BEING PART OF THE LAND DEEDED TO GREEN & LITTLE, L.P. BY DEED RECORDED IN RECORD BOOK 765, PAGE 768 AND BY CERTIFICATES OF MERGER RECORDED IN RECORD BOOK 1065, PAGE 515 AND RECORD BOOK 2166, PAGE 670, REGISTER'S OFFICE OF SUMNER COUNTY (R.O.S.C.), TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CONCRETE RIGHT OF WAY MONUMENT (OLD) AT INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID HIGHWAY 31-E AND THE EAST RIGHT OF WAY LINE OF SAID ST. BLAISE ROAD; THENCE, WITH SAID EAST RIGHT OF WAY LINE OF SAID ST. BLAISE ROAD THE FOLLOWING SEVEN CALLS (1 THROUGH 7):

1. N44°11'50"W, A DISTANCE OF 111.42 FEET TO A CONCRETE RIGHT OF WAY MONUMENT (OLD); THENCE,
2. N25°42'54"W, A DISTANCE OF 689.93 FEET TO A 1/2" CAPPED IRON ROD (OLD) AT THE POINT OF CURVATURE OF THE FOLLOWING CURVE; THENCE,
3. WITH SAID CURVE TO THE LEFT, NORTHWESTERLY AN ARC LENGTH OF 200.08 FEET, SAID CURVE HAVING A RADIUS OF 463.04 FEET, A DELTA ANGLE OF 24°45'28", AND A CHORD OF N38°05'37"W, 198.53 FEET TO A 1/2" CAPPED IRON ROD (OLD); THENCE,
4. N50°28'20"W, A DISTANCE OF 421.60 FEET TO A 1/2" CAPPED IRON ROD (OLD) AT THE POINT OF CURVATURE OF THE FOLLOWING CURVE; THENCE,
5. WITH SAID CURVE TO THE RIGHT, NORTHWESTERLY AN ARC LENGTH OF 61.35 FEET, SAID CURVE HAVING A RADIUS OF 62.56 FEET, A DELTA ANGLE OF 56°11'39", AND A CHORD OF N22°22'31"W, 58.92 FEET TO A 1/2" CAPPED IRON ROD (OLD); THENCE,
6. N05°43'19"E, A DISTANCE OF 1711.03 FEET TO A 1/2" CAPPED IRON ROD (OLD); THENCE,
7. N06°10'08"E, A DISTANCE OF 425.21 FEET TO A 1/2" CAPPED IRON ROD (OLD); THENCE, WITH THE RIGHT OF WAY LINES OF NEW ST. BLAISE ROAD AND GREENLEA BOULEVARD THE FOLLOWING 18 CALLS (8 THROUGH 25):
8. S83°38'27"E, A DISTANCE OF 15.12 FEET TO A CONCRETE RIGHT OF WAY MONUMENT (OLD); THENCE,
9. N06°13'15"E, A DISTANCE OF 111.50 FEET TO A CONCRETE RIGHT OF WAY MONUMENT (OLD); THENCE,
10. S69°21'31"E, A DISTANCE OF 23.58 FEET TO A CONCRETE RIGHT OF WAY MONUMENT (OLD); THENCE,
11. WITH A CURVE TO THE LEFT, SOUTHEASTERLY AN ARC LENGTH OF 234.85 FEET, SAID CURVE HAVING A RADIUS OF 667.00 FEET, A DELTA ANGLE OF 20°10'26", AND A CHORD OF S79°26'44"E, 233.64 FEET; THENCE,
12. S89°31'57"E, A DISTANCE OF 38.13 FEET TO A CONCRETE RIGHT OF WAY MONUMENT (OLD); THENCE,
13. S44°31'57"E, A DISTANCE OF 32.53 FEET TO A CONCRETE RIGHT OF WAY MONUMENT (OLD); THENCE,
14. S00°28'03"W, A DISTANCE OF 1690.29 FEET TO A CONCRETE RIGHT OF WAY MONUMENT (OLD); THENCE,
15. WITH A CURVE TO THE LEFT, SOUTHERLY AN ARC LENGTH OF 316.35 FEET, SAID CURVE HAVING A RADIUS OF 871.00 FEET, A DELTA ANGLE OF 20°48'36", AND A CHORD OF S09°56'15"E, 314.61 FEET TO A CONCRETE RIGHT OF WAY MONUMENT (OLD); THENCE,
16. S20°20'33"E, A DISTANCE OF 35.08 FEET TO A CONCRETE RIGHT OF WAY MONUMENT (OLD); THENCE,
17. WITH A CURVE TO THE LEFT, SOUTHEASTERLY AN ARC LENGTH OF 191.08 FEET, SAID CURVE HAVING A RADIUS OF 767.00 FEET, A DELTA ANGLE OF 14°16'25", AND A CHORD OF S26°58'11"E, 190.58 FEET TO A CONCRETE RIGHT OF WAY MONUMENT (OLD); THENCE,
18. S08°57'45"W, A DISTANCE OF 31.11 FEET TO A CONCRETE RIGHT OF WAY MONUMENT (OLD); THENCE,
19. S51°31'15"W, A DISTANCE OF 20.01 FEET TO A CONCRETE RIGHT OF WAY MONUMENT (OLD); THENCE,
20. S39°37'24"E, A DISTANCE OF 60.01 FEET TO A CONCRETE RIGHT OF WAY MONUMENT (OLD); THENCE,
21. N51°31'12"E, A DISTANCE OF 16.41 FEET TO A CONCRETE RIGHT OF WAY MONUMENT (OLD); THENCE,
22. S84°37'04"E, A DISTANCE OF 31.88 FEET TO A CONCRETE RIGHT OF WAY MONUMENT (OLD); THENCE,
23. WITH A CURVE TO THE LEFT, SOUTHEASTERLY AN ARC LENGTH OF 250.21 FEET, SAID CURVE HAVING A RADIUS OF 825.74 FEET, A DELTA ANGLE OF 17°21'40", AND A CHORD OF S49°26'21"E, 249.25 FEET TO A CONCRETE RIGHT OF WAY MONUMENT (OLD); THENCE,
24. S58°07'11"E, A DISTANCE OF 612.52 FEET TO A CONCRETE RIGHT OF WAY MONUMENT (OLD); THENCE,
25. WITH A CURVE TO THE RIGHT, SOUTHEASTERLY AN ARC LENGTH OF 19.90 FEET, SAID CURVE HAVING A RADIUS OF 28.00 FEET, A DELTA ANGLE OF 40°43'28", AND A CHORD OF S37°45'27"E, 19.49 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF SAID HIGHWAY 31-E; THENCE,
26. WITH SAID NORTH RIGHT OF WAY LINE, S48°44'23"W, A DISTANCE OF 840.52 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,694,217 SQUARE FEET OR 38.89 ACRES, MORE OR LESS.

FEMA FLOODPLAIN NOTE

NO PORTION OF THIS SITE LIES WITHIN A FLOOD HAZARD AREA AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 47165C040G. EFFECTIVE DATE: APRIL 17, 2012.

0 150 300 450
SCALE: 1"= 150'-0"

LOSE & ASSOCIATES, INC.
1314 5th Avenue North, Suite 200
Nashville, TN 37208
(615) 242-0040

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JEFFERY DEAN CONAN
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
NO. 111606
STATE OF TENNESSEE
9/16/15

PEYTONA DOWNS
FMDP FOR GREENSBORO VILLAGE PUD
PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC

GALLATIN TENNESSEE

REVISIONS

NO.	DATE	BY	COMMENTS

SHEET TITLE
EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT NUMBER	DATE
14155	09/16/2015
DRAWN BY KC EMN	SCALE 1"=150'
CHECKED BY JC	

SHEET NUMBER
C0.02

SITE DATA

PROPERTY OWNERS NAME: GREEN & LITTLE, LP
PROPERTY OWNERS ADDRESS: P.O. BOX 8037
GALLATIN, TN 37066–8037
DEVELOPERS NAME: MAKOWSKY, RINGEL, GREENBERG, LLC
DEVELOPERS ADDRESS: 1010 JUNE RD
MEMPHIS, TN 38119

TOTAL SITE ACREAGE: 38.89 ACRES (1,694,217 S.F.)
PROPOSED SITE ACREAGE: 21.01 ACRES (915,277.58 S.F.)
SITE ADDRESS: SOUTHEAST OF LITTLE RD AND GREENLEA BLVD, GALLATIN, TN
TAX MAP NUMBER: 136
PARCEL NUMBER: 004.03 (PORTION OF)

TOTAL RESIDENTIAL UNITS: 304
MAXIMUM GROSS DENSITY: 14.3 UNITS/ACRE
PROVIDED GROSS DENSITY:
OPEN SPACE REQUIRED: 4.2 AC (20% OF 21.01 AC)
OPEN SPACE PROVIDED: 10.3 AC (49% OF 21.01 AC)
AC OPEN SPACE IN FLOOD PLAIN N/A
AC DETENTION PROVIDED THROUGH LID TECHNIQUES

BULK REQUIREMENTS:
EXISTING ZONING: MRO (PUD)
PROPOSED ZONING: MRO (PUD)
MINIMUM LOT AREA: N/A
SETBACKS:
MINIMUM FRONT: 25'
MINIMUM REAR: 20'
MINIMUM SIDE: 10'
MAXIMUM FLOOR AREA RATIO: N/A
MAXIMUM OVERALL DENSITY (SITE): 14.3 UNITS/ACRE
MINIMUM LOT WIDTH: N/A

REQUIRED PARKING: ALTERNATE PARKING CALCULATION:
80 ONE BRM UNITS @ 1.5 SPACES/UNIT = 120 SPACES
190 TWO BRM UNITS @ 1.75 SPACES/UNIT = 333 SPACES
34 THREE BRM UNITS @ 2 SPACES/UNIT = 68 SPACES
TOTAL REQUIRED SPACES = 521 SPACES

PARKING PROVIDED: 186 GARAGE SPACES
335 SURFACE SPACES
521 TOTAL SPACES

LAYOUT NOTES:
1. INSTALL JOINTS WHERE SHOWN. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL CURBS ARE DIMENSIONED TO THE FACE OF CURB.
4. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
5. ALL PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
6. A 2' CURB TAPER SHALL BE PLACED ON NON–FLUSH CURBS, WHERE SIDEWALKS MEET A CROSSWALK.

LAYOUT INFO LEGEND

DETAIL TAG: DESCRIPTION # SHEET
COORDINATE POINT TAG: # SEE TABLES FOR COORDINATES
CONTROL JOINT PER DETAIL 7, SHEET C4.01
EXPANSION JOINT PER DETAIL 7, SHEET C4.01
HEAVY DUTY CONCRETE PER DETAIL 4, SHEET C4.03
LIGHT DUTY CONCRETE SIDEWALK PER DETAIL 3, SHEET C4.01
ASPHALT PAVING PER DETAIL 1, SHEET C4.01
PERVIOUS CONCRETE PAVING PER DETAIL 4, SHEET C4.01

Curve Table

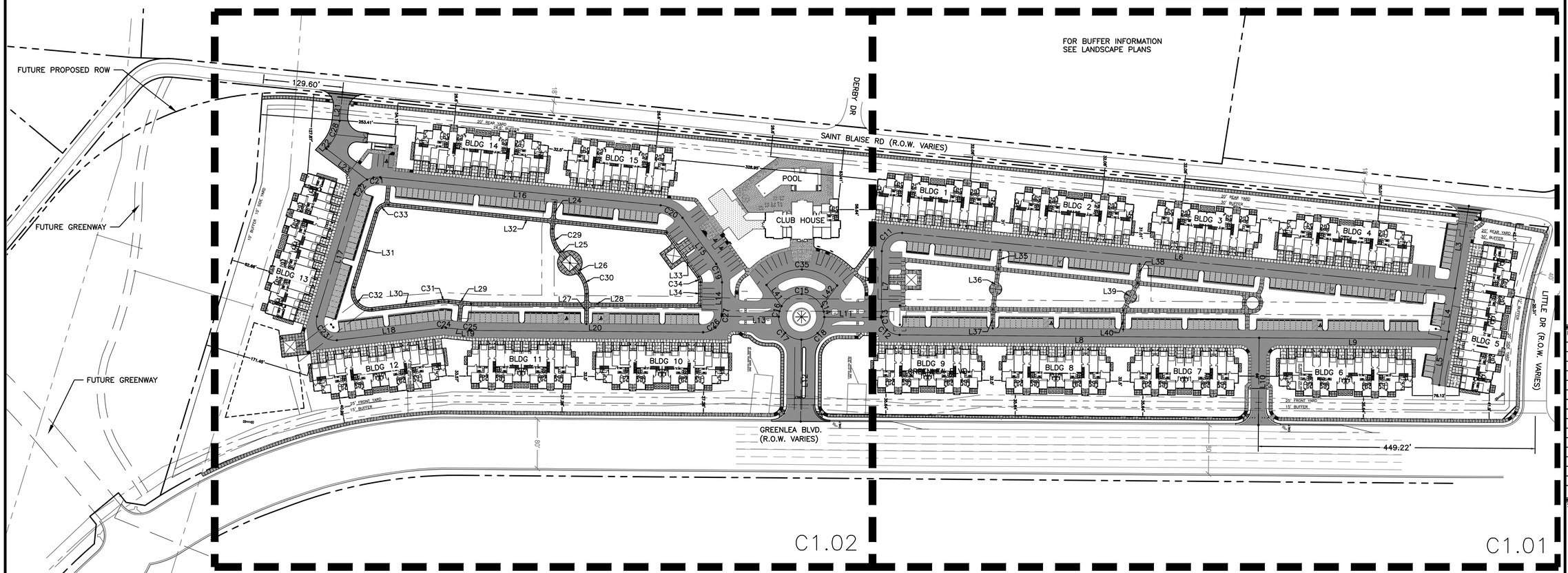
Curve #	Radius	Length	Chord Direction
C11	30.00	49.88 49.875	S41° 54' 19.00"E
C12	30.00	45.07 45.074	N43° 30' 34.34"E
C13	30.00	2.05 2.050	N88° 30' 34.34"E
C14	37.00	17.83 17.827	S76° 39' 52.55"W
C15	37.00	80.58 80.585	S0° 28' 03.00"W
C16	37.00	17.83 17.827	S75° 43' 46.55"E
C17	37.00	58.12 58.119	N45° 28' 03.00"E
C18	37.00	58.12 58.119	N44° 31' 57.00"W
C19	50.00	31.92 31.923	N72° 10' 37.84"E
C20	50.00	42.03 42.032	N29° 48' 15.84"E
C21	40.00	22.07 22.069	N10° 05' 02.04"W
C22	40.00	32.93 32.931	N49° 28' 28.88"W
C23	30.00	59.51 59.507	S50° 06' 55.38"W
C24	30.00	6.67 6.674	S0° 20' 11.25"E
C25	30.00	2.92 2.916	S3° 15' 07.53"W
C26	30.00	43.45 43.450	S41° 01' 27.69"E
C27	30.00	3.67 3.674	S86° 01' 27.69"E
C28	75.00	46.01 46.012	S66° 31' 32.26"E
C29	50.00	41.46 41.457	N71° 58' 08.25"E
C30	50.00	36.87 36.871	N69° 20' 30.25"E
C31	73.00	16.24 16.240	S0° 20' 11.25"E
C32	28.00	55.54 55.540	S50° 06' 55.38"W
C33	18.00	24.75 24.750	N33° 40' 07.84"W
C34	15.00	9.58 9.577	N72° 10' 37.84"E
C35	77.00	129.49 129.494	N0° 28' 03.00"E

Line Table

Line #	Length	Direction
L3	135.52	S80° 37' 14.08"E
L4	84.04	S80° 37' 14.08"E
L5	75.21	S80° 37' 14.08"E
L6	901.98	S5° 43' 19.00"W
L7	105.75	S89° 31' 57.00"E
L8	583.45	N0° 28' 03.00"E
L9	304.47	N0° 28' 03.00"E
L10	141.59	N89° 31' 57.00"W
L11	92.46	N0° 28' 03.00"E
L12	132.74	N89° 31' 57.00"W
L13	92.71	S0° 28' 03.00"W
L14	51.42	S89° 31' 57.00"E
L15	92.60	N53° 53' 12.68"E
L16	457.41	N5° 43' 19.00"E
L17	206.93	N73° 03' 34.68"W
L18	171.61	S6° 42' 34.56"E
L19	37.60	S6° 02' 12.06"W
L20	377.02	S0° 28' 03.00"W
L21	46.86	S84° 06' 03.00"E
L22	5.02	S48° 57' 01.52"E
L23	82.68	N37° 12' 33.80"E
L24	42.93	S84° 16' 41.00"E
L25	23.82	N48° 12' 57.50"E
L26	21.88	N48° 12' 57.50"E
L27	48.89	S89° 31' 57.00"E
L28	371.39	S0° 28' 03.00"W
L29	36.97	S6° 02' 12.06"W

Line Table

Line #	Length	Direction
L30	108.90	S6° 42' 34.56"E
L31	126.98	N73° 03' 34.68"W
L32	454.04	N5° 43' 19.00"E
L33	88.57	N53° 53' 12.68"E
L34	38.42	S89° 31' 57.00"E
L35	31.00	S84° 16' 41.00"E
L36	65.56	S82° 27' 02.13"E
L37	31.00	S89° 31' 57.00"E
L38	31.00	S84° 16' 41.00"E
L39	49.74	S62° 18' 29.90"E
L40	31.00	S89° 31' 57.00"E
L41	42.12	S54° 44' 43.90"W
L42	42.12	S53° 48' 37.90"E



NOTES:
1. SEE SHEET C0.01 FOR GENERAL NOTES.
2. SEE SHEET C0.02 EXISTING CONDITIONS.
3. ALL MATERIALS SHALL BE PER TDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

0 80 160 240
SCALE: 1"= 80'–0"

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JEFFERY DEAN CONAWAY
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
NO. 111666
STATE OF TENNESSEE
9/16/15

PEYTONA DOWNS
FMDP FOR GREENSBORO VILLAGE PUD
PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC
GALLATIN TENNESSEE

REVISIONS

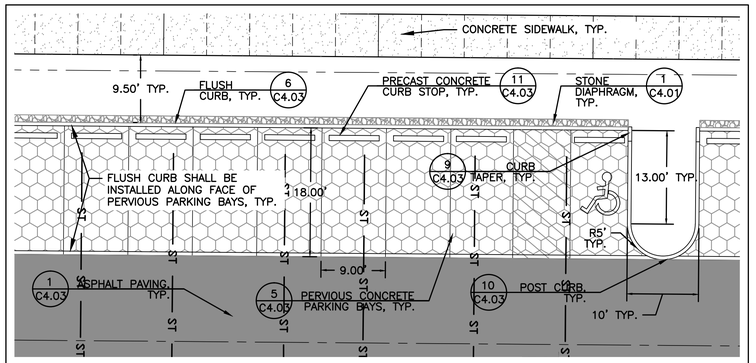
NO.	DATE	BY	COMMENTS

SHEET TITLE
OVERALL SITE LAYOUT

PROJECT NUMBER 14155
DATE 09/16/2015
DRAWN BY KC EMN
SCALE 1"=80'
CHECKED BY JC
SHEET NUMBER C1.00

LAYOUT NOTES:

1. INSTALL JOINTS WHERE SHOWN. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL CURBS ARE DIMENSIONED TO THE FACE OF CURB.
4. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
5. ALL PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
6. A 2' CURB TAPER SHALL BE PLACED ON NON-FLUSH CURBS, WHERE SIDEWALKS MEET A CROSSWALK.



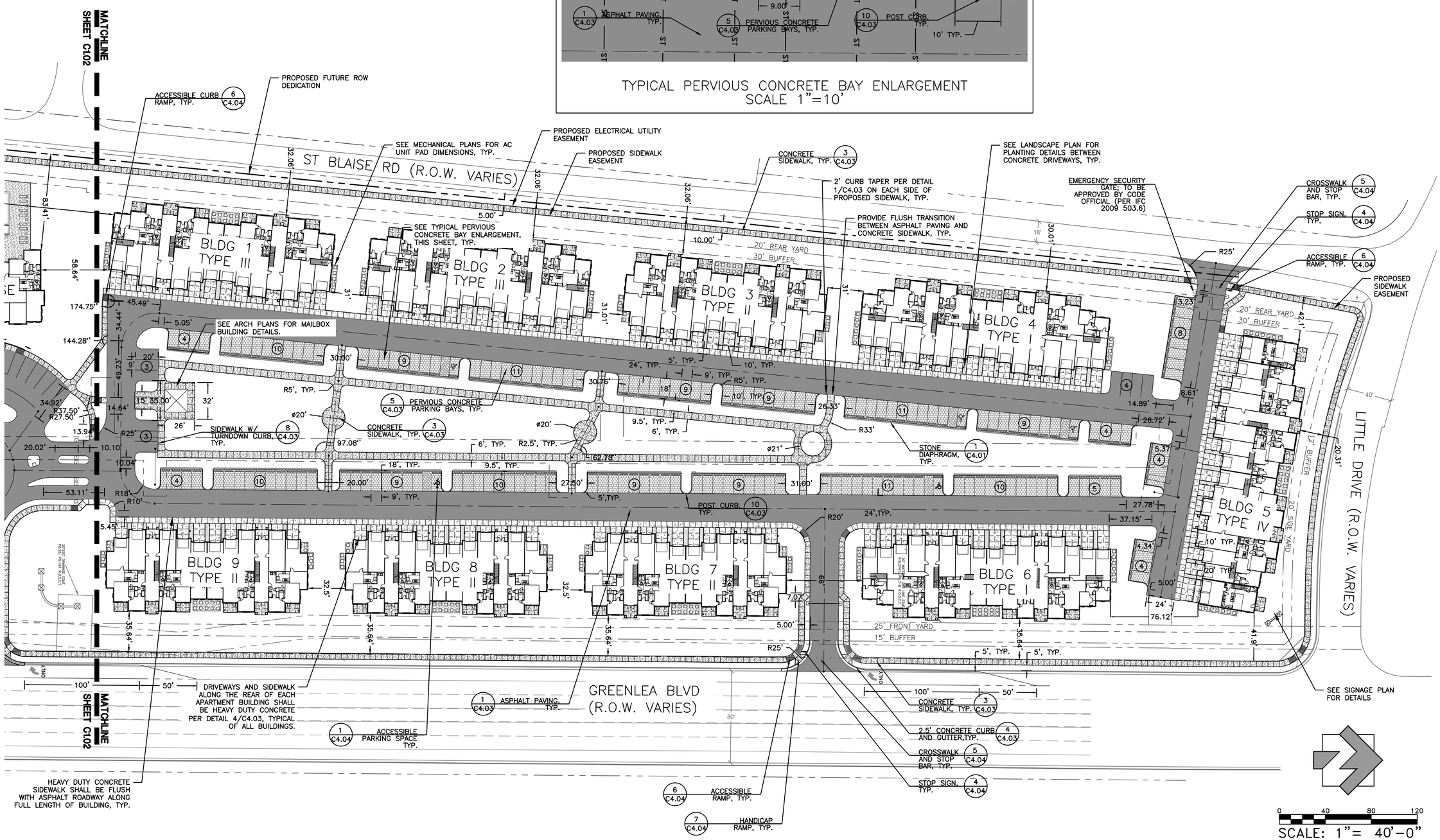
TYPICAL PERVIOUS CONCRETE BAY ENLARGEMENT
SCALE 1"=10'

LAYOUT INFO LEGEND

DETAIL TAG: DESCRIPTION # SHEET

COORDINATE POINT TAG: SEE TABLES FOR COORDINATES

- CONTROL JOINT PER DETAIL 7, SHEET C4.01
- EXPANSION JOINT PER DETAIL 7, SHEET C4.01
- HEAVY DUTY CONCRETE PER DETAIL 4, SHEET C4.03
- LIGHT DUTY CONCRETE SIDEWALK PER DETAIL 3, SHEET C4.01
- ASPHALT PAVING PER DETAIL 1, SHEET C4.01
- PERVIOUS CONCRETE PAVING PER DETAIL 4, SHEET C4.01



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JEFFERY DEAN COWAN, LICENSED PROFESSIONAL ENGINEER, AGRICULTURE, No. 111666, STATE OF TENNESSEE, 9/16/2015

PEYTONA DOWNS

FMDP FOR GREENSBORO VILLAGE PUD

PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC

GALLATIN TENNESSEE

REVISIONS

NO.	DATE	BY	COMMENTS

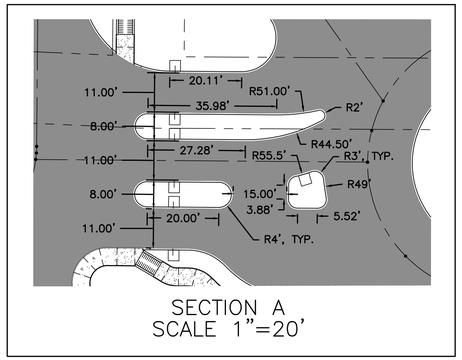
SHEET TITLE: SITE LAYOUT

PROJECT NUMBER	DATE
14155	09/16/2015
DRAWN BY KC EMN	SCALE 1"=40'
CHECKED BY JC	

SHEET NUMBER C1.01

LAYOUT NOTES:

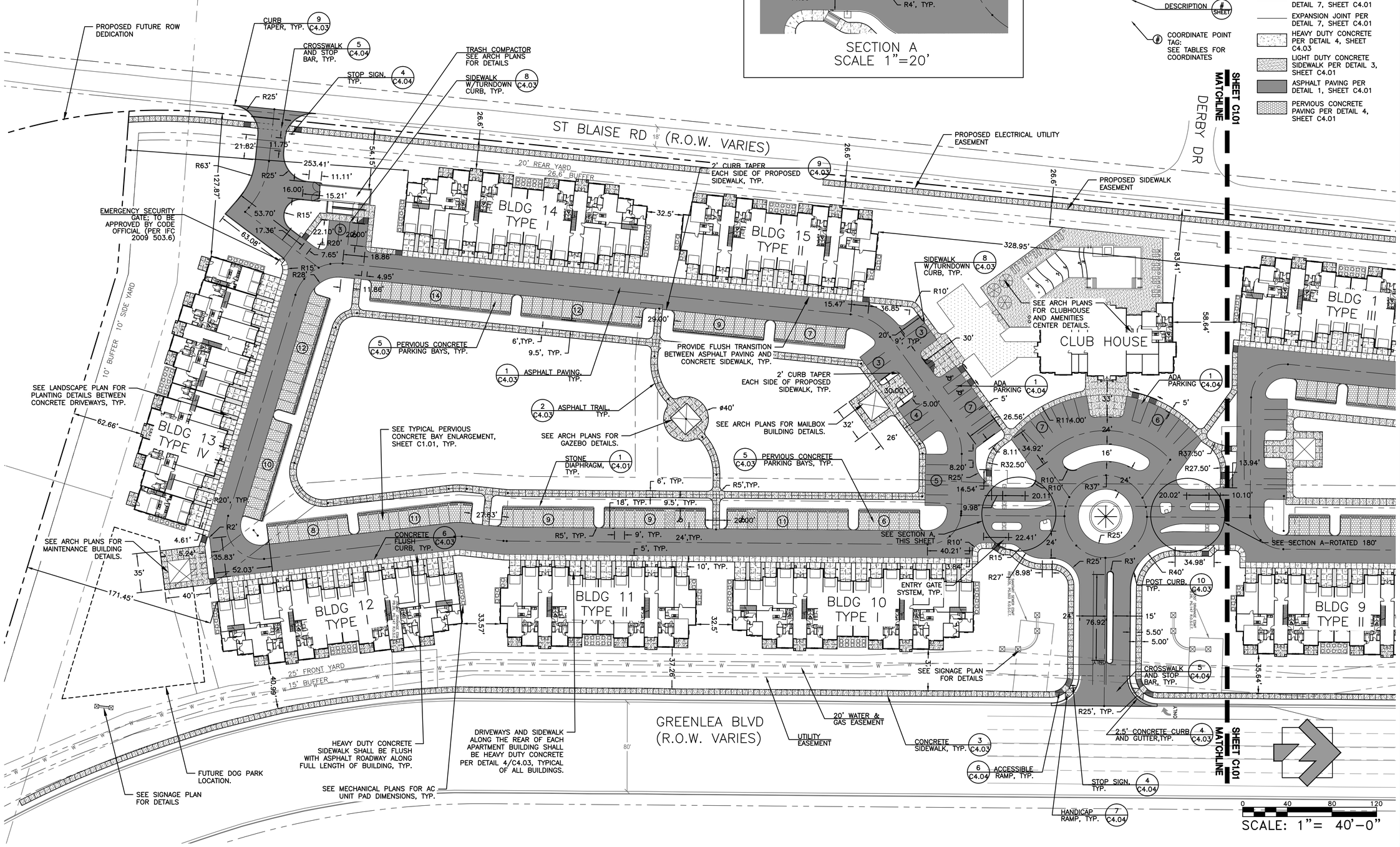
1. INSTALL JOINTS WHERE SHOWN. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL CURBS ARE DIMENSIONED TO THE FACE OF CURB.
4. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
5. ALL PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
6. A 2' CURB TAPER SHALL BE PLACED ON NON-FLUSH CURBS, WHERE SIDEWALKS MEET A CROSSWALK.



SECTION A
SCALE 1"=20'

LAYOUT INFO LEGEND

- DETAIL TAG: DESCRIPTION (# / SHEET)
- COORDINATE POINT TAG: SEE TABLES FOR COORDINATES
- CONTROL JOINT PER DETAIL 7, SHEET C4.01
- EXPANSION JOINT PER DETAIL 7, SHEET C4.01
- HEAVY DUTY CONCRETE PER DETAIL 4, SHEET C4.03
- LIGHT DUTY CONCRETE SIDEWALK PER DETAIL 3, SHEET C4.01
- ASPHALT PAVING PER DETAIL 1, SHEET C4.01
- PERVIOUS CONCRETE PAVING PER DETAIL 4, SHEET C4.01



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JEFFERY DEAN CONAWAY, LICENSED PROFESSIONAL ENGINEER, AGRICULTURE, No. 111666, STATE OF TENNESSEE, 9/16/15

PEYTONA DOWNS

FMDP FOR GREENSBORO VILLAGE PUD

PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC

GALLATIN TENNESSEE

REVISIONS

NO.	DATE	BY	COMMENTS

SHEET TITLE

SITE LAYOUT

PROJECT NUMBER	DATE
14155	09/16/2015
DRAWN BY KG EMN	SCALE 1"=40'
CHECKED BY JC	

SHEET NUMBER

C1.02

GRADING AND DRAINAGE NOTES:
1. ALL FILL AND CUT SLOPES SHALL BE 3:1 OR FLATTER. UNLESS OTHERWISE NOTED ON THE PLANS.
2. SEE SHEET C0.01 FOR ADDITIONAL GRADING AND DRAINAGE NOTES.
3. NO EARTHWORK SHALL BE PERMITTED UNTIL ISSUANCE OF A CITY OF GALLATIN GRADING PERMIT.
4. ALL EXCESS MATERIAL TO BE REMOVED FROM SITE.
5. INSPECTION AND MAINTENANCE OF EROSION CONTROL DEVICES WILL BE PERFORMED ON A REGULAR BASIS PER THE CITY OF GALLATIN GRADING PERMIT.
6. EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES AT 3:1 OR GREATER.
7. CONTRACTOR TO OBTAIN A LAND DISTURBANCE PERMIT FROM CITY OF GALLATIN PRIOR TO CONSTRUCTION.
8. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TDOT'S STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
9. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL LOCATIONS.
10. REFER TO LANDSCAPE PLAN FOR TOPSOIL AND PERMANENT VEGETATION REQUIREMENTS IN PLANT BEDS AND TREE WELLS.
11. CONTRACTOR TO IMPORT CLEAN TOPSOIL IN ALL AREAS WHERE PAVEMENT WAS REMOVED TO ACHIEVE FINISHED GRADE NOTED ON PLANS.

HDPE PIPE NOTE
1. ALL HDPE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE SMOOTH INTERIOR PIPE. HDPE PIPE SHALL CONFORM TO ASTM D3350 WITH SOIL TIGHT JOINTS.
2. ALL HDPE SHALL BE INSTALLED PER MANUFACTURE'S RECOMMENDATIONS AND AASHTO SECTION 30.
3. CONTRACTOR TO PROVIDE AND INSTALL MANUFACTURER RECOMMENDED FITTINGS ON RCP CONNECTIONS TO HDPE STRUCTURES.

LAND DISTURBANCE PERMIT:
1. CONTRACTOR SHALL OBTAIN LAND DISTURBANCE PERMIT FROM CITY OF GALLATIN PRIOR TO ANY GRADING ACTIVITIES.

AS-BUILT NOTE:
1. CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF THE PERVIOUS PAVEMENT AND PHOTOGRAPHIC TIMELINE OF THE INSTALLATION OF THE PERVIOUS PAVEMENT.

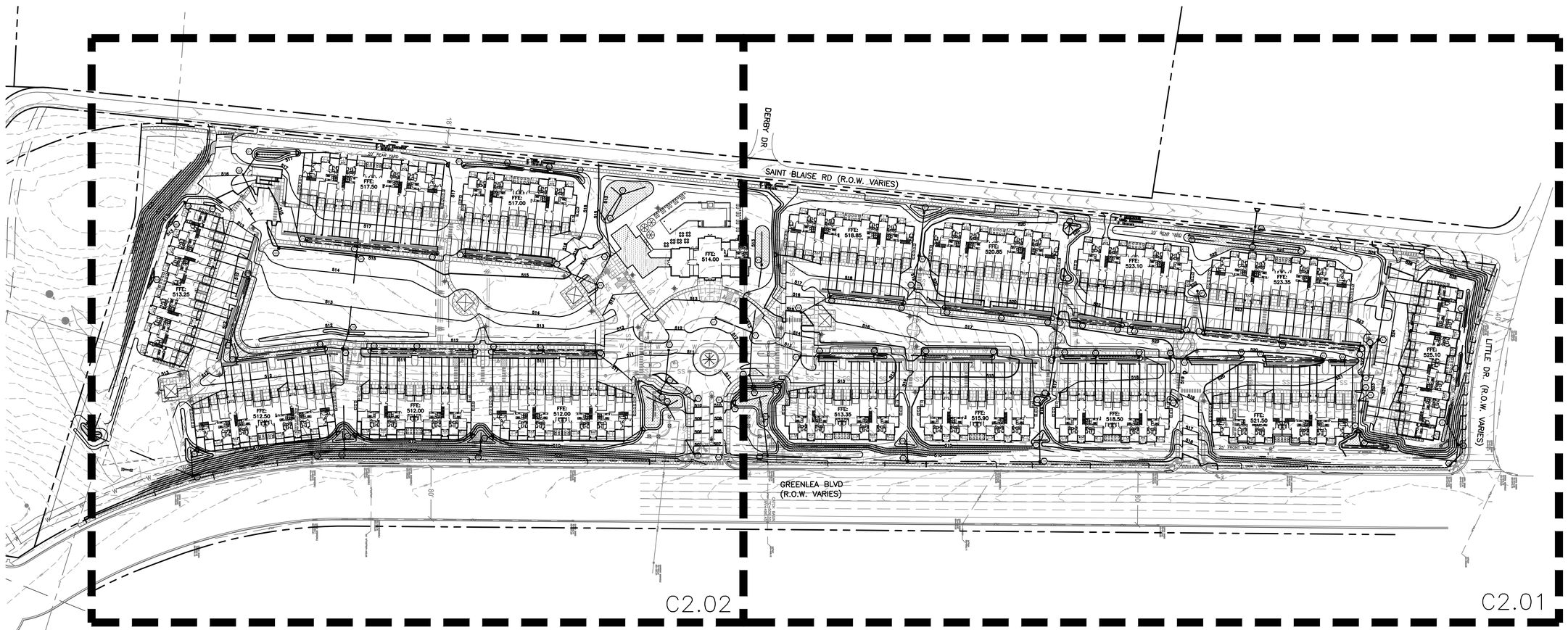
NOTE:
DESIGN FOR TRANSPORT DETENTION AND TREATMENT OF EACH SITE'S STORMWATER INFRASTRUCTURE WILL BE DONE AT THE TIME OF SUBMITTAL OF EACH SITE'S FMDP(s). ALL PERFORMANCE STANDARDS FOR TRANSPORT DETENTION AND TREATMENT SHALL BE MET AS OUTLINED IN THE CITY OF GALLATIN STORMWATER ORDINANCE AT THAT TIME.

FEMA FLOODPLAIN NOTE

NO PORTION OF THIS SITE LIES WITHIN A FLOOD HAZARD AREA AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 47165C040G. EFFECTIVE DATE: APRIL 17, 2012.

LEGEND

570	PROPOSED INTERIM CONTOUR LINE
570	PROPOSED INDEX CONTOUR LINE
570	EXISTING INTERIM CONTOUR LINE
570	EXISTING INDEX CONTOUR LINE
48.2 +	PROPOSED SPOT ELEVATION
——	PROPOSED SLOPE GRADIENT DRAINAGE FLOW ARROW



SCALE: 1"= 80'-0"

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JEFFERY DEAN CONAR
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 111686
STATE OF TENNESSEE

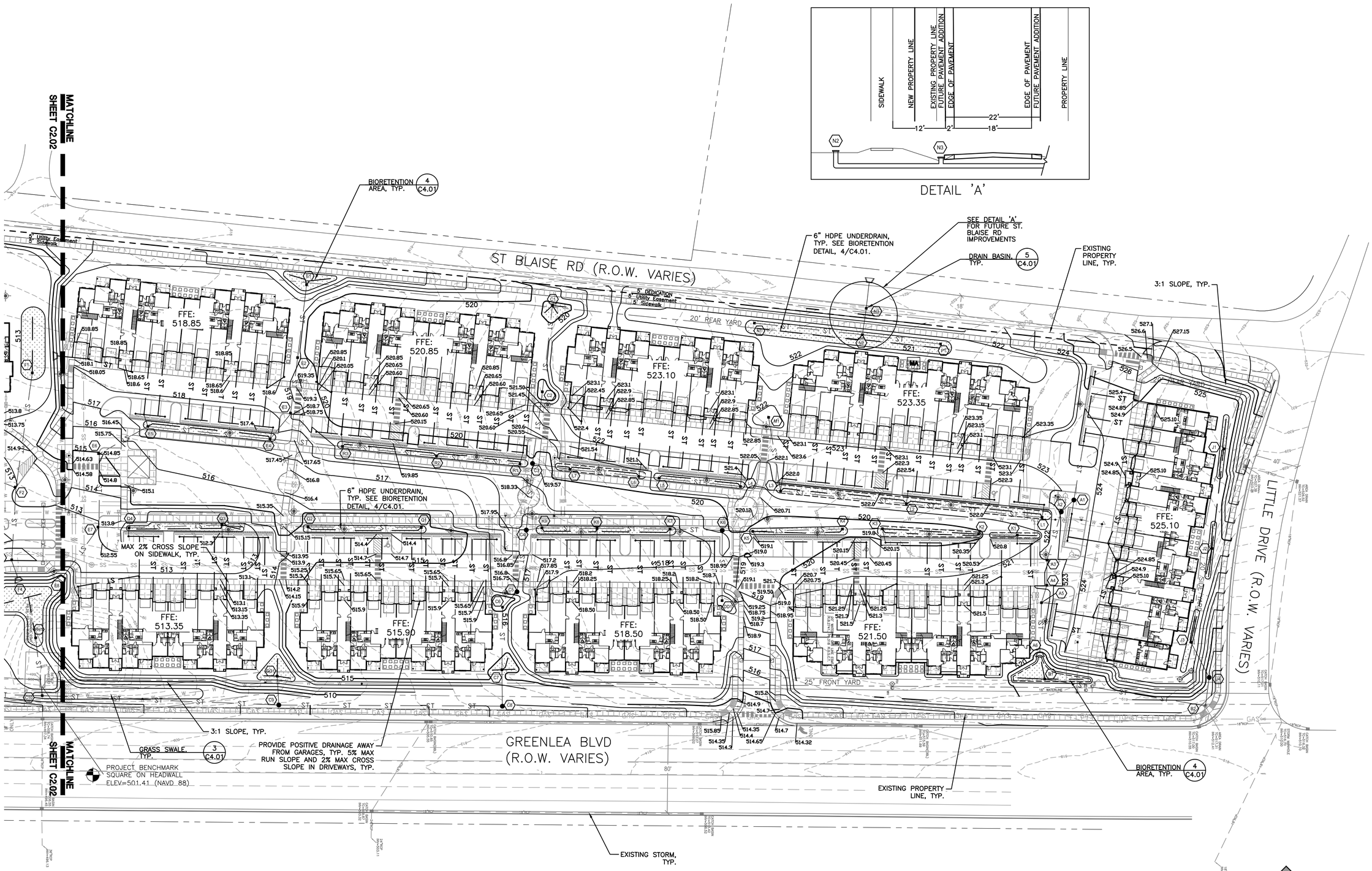
PEYTONA DOWNS
FMDP FOR GREENSBORO VILLAGE PUD
PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC
GALLATIN TENNESSEE

REVISIONS

NO.	DATE	BY	COMMENTS

SHEET TITLE
OVERALL GRADING & DRAINAGE PLAN

PROJECT NUMBER 14155	DATE 09/16/2015
DRAWN BY KC EMN	SCALE 1"=80'
CHECKED BY JC	
SHEET NUMBER C2.00	



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JEFFERY DEAN CONAR
REGISTERED ENGINEER
AGRICULTURE
No. 111686
STATE OF TENNESSEE

PEYTONA DOWNS

FMDP FOR GREENSBORO VILLAGE PUD

PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC

GALLATIN TENNESSEE

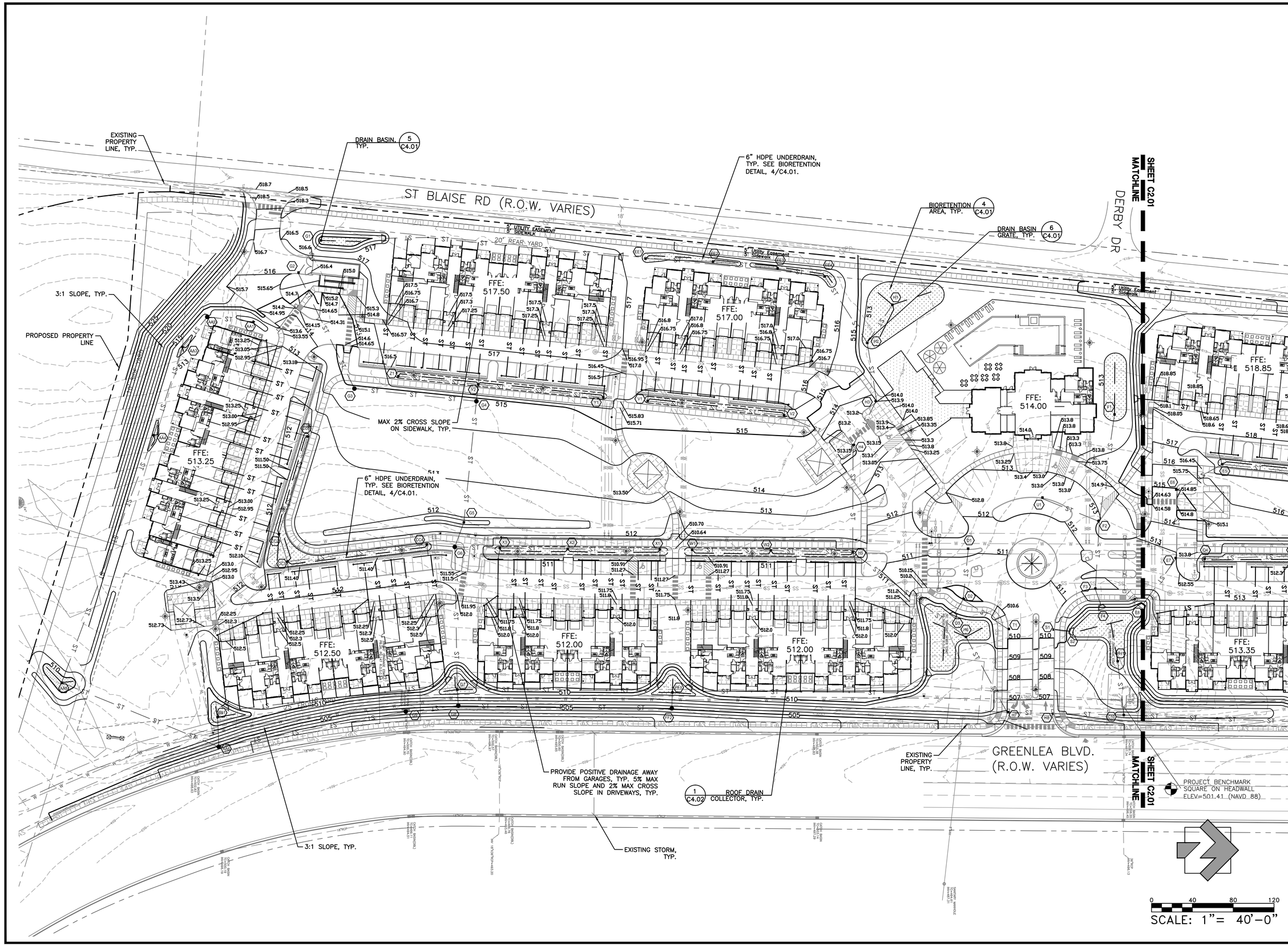
REVISIONS

NO.	DATE	BY	COMMENTS

SHEET TITLE

GRADING & DRAINAGE PLAN

PROJECT NUMBER	DATE
14155	09/16/2015
DRAWN BY KC EMN	SCALE 1"=40'
CHECKED BY JC	
SHEET NUMBER C2.01	



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JEFFERY DEAN GOMAR
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
NO. 111686
STATE OF TENNESSEE
9/16/2015

PEYTONA DOWNS

FMDP FOR GREENSBORO VILLAGE PUD

PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC

GALLATIN TENNESSEE

REVISIONS

NO.	DATE	BY	COMMENTS

SHEET TITLE

GRADING & DRAINAGE PLAN

PROJECT NUMBER	DATE
14155	09/16/2015
DRAWN BY KC EMN	SCALE 1"=40'
CHECKED BY JC	

SHEET NUMBER

C2.02

STRUCTURE TABLE		
CODE	TYPE	T.C.
A1	JUNCTION BOX	523.90
A2	JUNCTION BOX	523.10
A3	SINGLE CURB INLET	521.90
A4	SINGLE CURB INLET	522.10
A5	CATCH BASIN	520.50
A6	HEADWALL	-
B1	CATCH BASIN	519.00
B2	EX. CATCH BASIN	517.30
C1	CATCH BASIN	520.50
C2	CATCH BASIN	519.50
C3	JUNCTION BOX	519.80
C4	JUNCTION BOX	517.50
C5	JUNCTION BOX	516.40
C6	CATCH BASIN	515.50
C7	CATCH BASIN	515.50
C8	JUNCTION BOX	512.80
C9	JUNCTION BOX	509.20
C10	CATCH BASIN	507.00
D1	SINGLE CURB INLET	511.20
D2	SINGLE CURB INLET	509.80
D3	HEADWALL	-
E1	CATCH BASIN	516.50
E2	CATCH BASIN	518.50
E3	SINGLE CURB INLET	518.50
E4	CATCH BASIN	517.50
E5	CATCH BASIN	517.50
E6	SINGLE CURB INLET	515.00
E7	SINGLE CURB INLET	512.90
E8	HEADWALL	-
F1	CATCH BASIN	513.00
F2	SINGLE CURB INLET	512.90
F3	SINGLE CURB INLET	511.70
F4	HEADWALL	-
G1	CATCH BASIN	515.50
G2	SINGLE CURB INLET	516.20
G3	JUNCTION BOX	514.90
G4	JUNCTION BOX	514.90
G5	CATCH BASIN	510.00
G6	JUNCTION BOX	511.50
G7	CATCH BASIN	508.00
G8	JUNCTION BOX	505.50
G9	JUNCTION BOX	504.00
H1	CATCH BASIN	513.50
H2	CATCH BASIN	513.50
H3	SINGLE CURB INLET	513.50
H4	SINGLE CURB INLET	513.40
H5	CATCH BASIN	511.00
H6	CATCH BASIN	507.00
H7	SINGLE CURB INLET	506.50
H8	SINGLE CURB INLET	506.60
J1	CATCH BASIN	524.50
J2	CATCH BASIN	524.50
J3	CATCH BASIN	524.40
J4	JUNCTION BOX	519.00
K1	CATCH BASIN	521.00
K2	CATCH BASIN	520.00
K3	CATCH BASIN	520.00
K4	CATCH BASIN	519.50
K5	CATCH BASIN	519.50
K6	JUNCTION BOX	519.10
K7	CATCH BASIN	517.50
K8	CATCH BASIN	517.50
K9	CATCH BASIN	517.50
L1	CATCH BASIN	522.00
L2	CATCH BASIN	522.00
L3	CATCH BASIN	522.00
L4	CATCH BASIN	521.50
L5	CATCH BASIN	521.50
L6	CATCH BASIN	521.00
L7	CATCH BASIN	521.00
M1	CATCH BASIN	521.00
N1	CATCH BASIN	521.50
N2	CATCH BASIN	521.50
N3	CATCH BASIN	520.00
P1	CATCH BASIN	521.50
Q1	CATCH BASIN	514.50
Q2	CATCH BASIN	514.50
Q3	CATCH BASIN	512.50
Q4	CATCH BASIN	512.50
R1	CATCH BASIN	519.50
R2	CATCH BASIN	519.50
R3	CATCH BASIN	519.50
S1	SINGLE CURB INLET	510.30
T1	SINGLE CURB INLET	510.30
U1	SINGLE CURB INLET	512.50
V1	CATCH BASIN	516.00
V2	CATCH BASIN	516.00
W1	CATCH BASIN	511.00
W2	CATCH BASIN	511.00
X1	CATCH BASIN	511.00
X2	CATCH BASIN	511.00
X3	CATCH BASIN	511.00
Y1	CATCH BASIN	516.00
Y2	CATCH BASIN	516.00
Z1	CATCH BASIN	516.00
AA1	CATCH BASIN	512.50
AA2	CATCH BASIN	514.10
AA3	CATCH BASIN	514.50
AA4	CATCH BASIN	514.50
AA5	CATCH BASIN	510.50
AA6	JUNCTION BOX	505.00
BB1	CATCH BASIN	509.50
CC1	CATCH BASIN	511.50
CC2	CATCH BASIN	511.50
CC3	CATCH BASIN	511.50
CC4	CATCH BASIN	511.50
DD1	CATCH BASIN	517.80
EE1	CATCH BASIN	516.50
EE2	CATCH BASIN	516.50
EE3	CATCH BASIN	516.50
EE4	CATCH BASIN	516.50
FF1	CATCH BASIN	508.50
FF2	JUNCTION BOX	505.00
GG1	CATCH BASIN	512.50
HH1	CATCH BASIN	508.50

PIPE TABLE							
FROM		TO			LENGTH	SIZE	
CODE	INVERT	CODE	INVERT	SLOPE	(FT)	(IN)	TYPE
A1	519.14	A2	519.06	0.50	16	15	RCP
A2	518.96	A3	518.73	0.50	46	15	RCP
A3	518.63	A4	518.51	0.50	23	15	RCP
A4	518.41	A5	518.33	0.50	17	15	RCP
A5	518.23	A6	518.00	0.50	45	15	RCP
B1	513.24	B2	512.50	0.50	148	15	RCP
C1	514.90	C2	514.11	1.00	79	15	RCP
C2	513.91	C3	513.25	1.00	66	15	RCP
C3	513.05	C4	511.83	2.00	61	18	RCP
C4	511.63	C5	510.49	2.00	57	18	RCP
C5	510.29	C6	509.91	2.00	19	18	RCP
C6	509.71	C7	509.14	1.00	57	24	RCP
C7	508.94	C8	507.62	4.00	33	24	RCP
C8	507.42	C9	504.36	1.50	204	24	RCP
C9	504.16	C10	502.00	1.00	216	30	RCP
D1	506.93	D2	506.68	0.50	49	15	RCP
D2	506.58	D3	506.50	0.50	16	15	RCP
E1	513.21	E2	512.87	0.50	67	15	RCP
E2	512.67	E3	512.15	1.00	52	15	RCP
E3	511.95	E4	511.66	1.00	29	15	RCP
E4	511.46	E5	510.34	1.00	112	18	RCP
E5	510.14	E6	509.63	1.00	51	18	RCP
E6	509.43	E7	508.76	1.00	67	18	RCP
E7	508.56	E8	508.00	1.00	56	24	RCP
F1	509.15	F2	508.62	0.50	106	15	RCP
F2	508.52	F3	508.19	0.50	67	18	RCP
F3	508.09	F4	508.00	0.50	17	24	RCP
G1	511.74	G2	511.35	1.00	39	15	RCP
G2	511.15	G3	509.90	1.00	125	15	RCP
G3	509.70	G4	507.30	2.00	120	18	RCP
G4	507.10	G5	504.72	2.00	119	24	RCP
G5	504.52	G6	504.00	2.00	26	30	RCP
G6	503.80	G7	501.00	2.00	140	30	RCP
G7	500.80	G8	499.20	10.00	16	36	RCP
G8	499.00	G9	498.00	2.00	50	36	RCP
H1	509.03	H2	508.58	1.00	45	15	RCP
H2	508.48	H3	507.91	1.00	57	15	RCP
H3	507.81	H4	507.31	1.00	50	15	RCP
H4	507.21	H5	506.16	1.00	105	18	RCP
H5	506.06	H6	503.30	2.00	138	18	RCP
H6	503.20	H7	502.78	0.50	84	24	RCP
H7	502.68	H8	502.44	0.50	47	24	RCP
H8	502.34	C10	502.00	0.50	68	30	RCP
J1	520.68	J2	519.76	1.00	92	15	RCP
J2	519.56	J3	517.80	2.00	88	15	RCP
J3	517.60	J4	514.00	10.00	36	15	RCP
J4	513.80	B2	512.50	5.00	26	15	RCP
K1	516.29	K2	516.12	0.50	35	15	RCP
K2	516.02	K3	515.58	0.50	88	15	RCP
K3	515.48	K4	515.30	0.50	36	15	RCP
K4	515.20	K5	514.79	0.50	82	18	RCP
K5	514.69	K6	514.55	0.50	28	18	RCP
K6	514.45	K7	514.21	0.50	48	18	RCP
K7	514.11	K8	513.77	0.50	67	24	RCP
K8	513.67	K9	513.42	0.50	50	24	RCP
K9	513.32	C4	513.25	0.50	14	24	RCP
L1	517.64	L2	517.02	0.50	124	15	RCP
L2	516.92	L3	516.34	0.50	115	15	RCP
L3	516.24	L4	516.06	0.50	37	18	RCP
L4	515.96	L5	515.58	0.50	75	18	RCP
L5	515.48	L6	515.29	1.00	19	18	RCP
L6	515.19	L7	514.56	1.00	63	24	RCP
L7	514.46	C3	514.11	1.00	35	24	RCP
M1	517.02	L3	516.34	1.00	68	15	RCP
N1	519.02	N2	518.52	0.50	99	15	RCP
N2	518.42	N3	518.30	0.50	24	15	RCP
P1	518.88	N2	518.52	0.50	72	15	RCP
Q1	510.53	Q2	510.02	0.50	103	15	RCP
Q2	509.92	Q3	509.52	0.50	79	15	RCP
Q3	509.42	Q4	509.00	0.50	85	18	RCP
Q4	508.90	E7	508.76	0.50	27	18	RCP
R1	514.35	R2	513.58	1.00	77	15	RCP
R2	513.38	R3	512.52	1.00	86	15	RCP
R3	512.32	E4	511.66	1.00	66	18	RCP
S1	508.47	F3	508.19	0.50	56	15	RCP
T1	506.94	D2	506.68	0.50	52	15	RCP
U1	508.92	F2	508.62	0.50	60	15	RCP
V1	511.67	V2	508.99	2.00	134	15	RCP
V2	508.79	H4	507.31	2.00	74	18	RCP
W1	505.07	W2	504.30	1.00	77	15	RCP
W2	504.10	H6	503.30	1.00	80	18	RCP
X1	506.40	X2	505.50	1.00	90	15	RCP
X2	505.30	X3	504.64	1.00	66	15	RCP
X3	504.44	G6	504.00	1.00	44	18	RCP
Y1	510.81	Y2	508.35	2.00	123	15	RCP
Y2	508.15	G4	507.30	5.00	17	18	RCP
Z1	510.72	Y2	508.35	3.00	79	15	RCP
AA1	508.51	AA2	508.05	1.00	46	15	RCP
AA2	507.85	AA3	507.47	1.00	38	15	RCP
AA3	507.27	AA4	506.36	1.00	91	18	RCP
AA4	506.16	AA5	503.58	1.00	258	18	RCP
AA5	503.38	AA6	500.06	2.00	166	24	RCP
AA6	499.86	G9	498.00	1.00	186	24	RCP
BB1	500.35	AA6	500.06	1.00	29	15	RCP
CC1	507.53	CC2	506.53	1.00	100	15	RCP
CC2	506.33	CC3	506.05	1.00	28	18	RCP
CC3	505.85	CC4	504.48	1.00	137	18	RCP
CC4	504.28	G6	504.00	1.00	28	18	RCP
DD1	514.87	K6	514.55	0.50	64	15	RCP
EE1	511.72	EE2	511.06	1.00	66	15	RCP
EE2	510.86	EE3	510.22	1.00	64	15	RCP
EE3	510.02	EE4	509.55	1.00	47	15	RCP
EE4	509.35	H2	508.58	1.00	77	15	RCP
FF1	501.97	FF2	501.49	3.00	16	18	RCP
FF2	501.29	G8	499.20	1.00	209	18	RCP
GG1	506.96	C9	504.36	10.00	26	15	RCP
HH1	502.53	C10	502.00	1.00	53	24	RCP

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Nashville, TN 37208
(615) 242-0040

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JEFFERY DEAN CONAR
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 111686
STATE OF TENNESSEE
9/16/15

PEYTONA DOWNS
FMDP FOR GREENSBORO VILLAGE PUD
PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC
GALLATIN TENNESSEE

REVISIONS

NO.	DATE	BY	COMMENTS

SHEET TITLE
STORM WATER PIPE TABLE

PROJECT NUMBER 14155
DATE 09/16/2015
DRAWN BY KC EMN
SCALE NA
CHECKED BY JC
SHEET NUMBER C2.03

SANITARY SEWER GENERAL NOTES:

1. ALL WASTEWATER PIPE CONSTRUCTION MUST CONFORM TO ALL CITY IF GALLATIN PUBLIC UTILITIES DEPT. SEWER STANDARDS AND SPECIFICATIONS.
2. ALL WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION IN ACCORDANCE WITH EASEMENT PLATS PRIOR TO ACCEPTANCE.
3. CONSTRUCTION PERMIT AND A MANDATORY PRECONSTRUCTION CONFERENCE WITH INSPECTOR BY APPOINTMENT ONLY, ARE REQUIRED PRIOR TO ANY SEWER WORK.
4. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 96% OF THE THEORETICAL MAXIMUM DENSITY. BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT ELEVATIONS OF WASTEWATER PIPE FOR CONNECTION TO EXISTING WASTEWATER SYSTEMS.
6. FOR ALL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK STABILIZATION AND PROTECTION SHALL BE REQUIRED AS PER EROSION CONTROL REQUIREMENTS AND THE LAWS OF THE STATE OF TENNESSEE.
7. ALL PROPOSED SANITARY SEWER PIPING IS TO BE INSTALLED AT A MINIMUM SLOPE OF 1.0% UNLESS OTHERWISE STATED (SEE SANITARY SEWER PROFILES FOR ADDITIONAL INFORMATION).
8. SEWERS SHOULD BE LAID AT LEAST 10 FEET HORIZONTALLY AND 18" VERTICALLY FROM ANY EXISTING OR PROPOSED WATER MAIN WITH THE WATER MAIN ABOVE THE SEWER PIPE. SEWERS CROSSING WATER MAINS SHALL BE ARRANGED SO THAT THE SEWER THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, EITHER THE WATER MAIN OR THE SEWER SHOULD BE DUCTILE IRON OR SHALL BE ENCASED IN DUCTILE IRON OR CONCRETE FOR A MINIMUM OF ONE FULL JOINT LENGTH ON EACH SIDE OF THE CROSSING.
9. ALL SANITARY SEWER PIPE SHALL BE SDR-35 PVC OR SCHEDULE 40 FOR DEPTHS FROM 6' TO 16' AND DIP FOR DEPTHS LESS THAN 6 FEET OR MORE THAN 16 FEET.

WATER SYSTEM GENERAL NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE WATER SYSTEM MUST COMPLY IN ALL RESPECTS TO GALLATIN PUBLIC UTILITIES DEPT. STANDARDS, SPECIFICATIONS AND INSPECTION REQUIREMENTS.
2. THRUST BLOCKS TO BE USED AT ALL BENDS, PLUGS AND TEES ON LINES 4" AND LARGER.
3. FIRE HYDRANTS SHOWN IN THE RADIUS OF A CURVE SHALL BE FIELD ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE A MIN. OF 3' OUTSIDE IF CURVE RADIUS.
4. ANY CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY THE CITY OF GALLATIN PUBLIC UTILITIES DEPT.
5. ALL FIRE HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF GALLATIN PUBLIC UTILITIES DEPT.
6. ALL WATER SERVICE LINES SHALL BE EQUIPPED WITH BACKFLOW PREVENTION DEVICES IN THE BUILDING.
7. ALL FIRE LINES TO BE DUCTILE IRON PIPE. DOMESTIC LINE 4" AND UNDER TO BE PVC (C900).

NOTE: BACKFLOW PREVENTION FOR THE DOMESTIC AND IRRIGATION LINES WILL BE PROVIDED INSIDE THE BUILDING. ALL BACKFLOW PREVENTION DEVICES SHALL COMPLY WITH GALLATIN PUBLIC UTILITY STANDARD SPECIFICATIONS.

LAYOUT INFO LEGEND

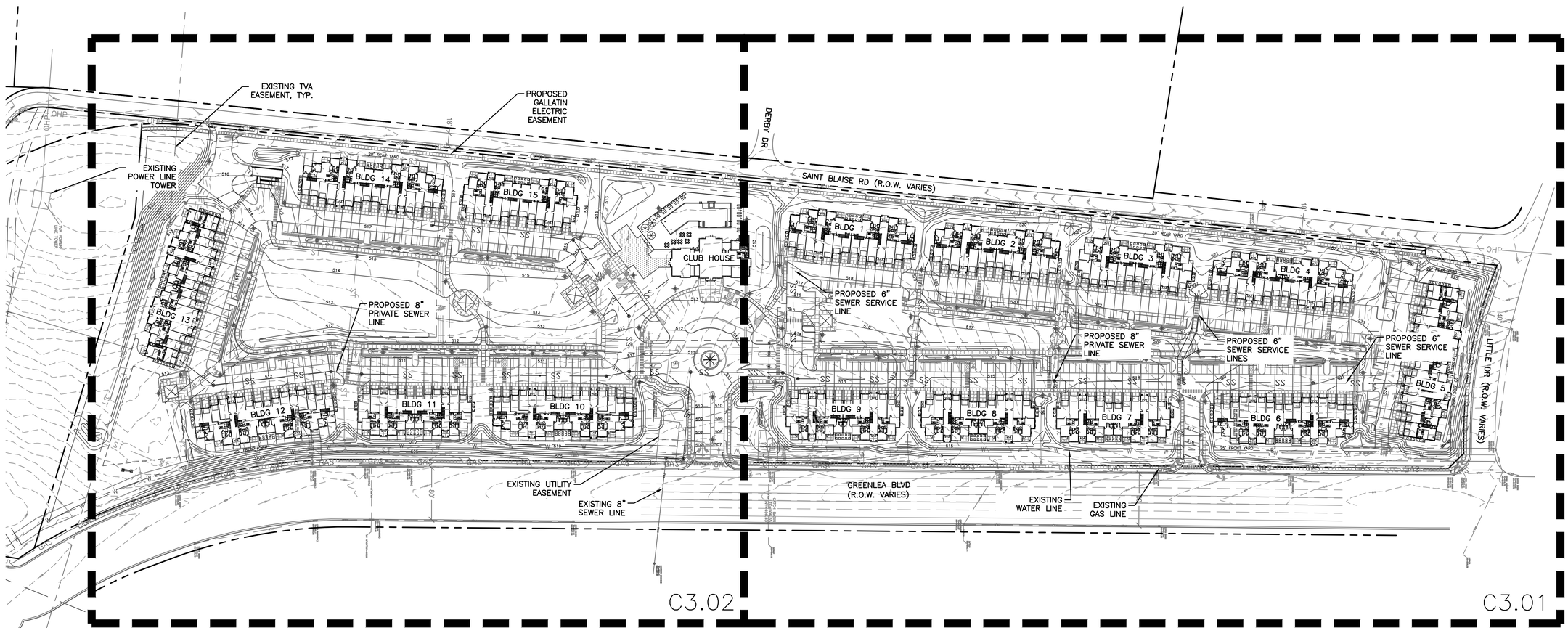
DETAIL TAG: DESCRIPTION # SHEET

SS — SANITARY SEWER LINE

W — WATER LINE

FIRE HYDRANT

SANITARY SEWER MANHOLE



0 80 160 240

SCALE: 1"= 80'-0"

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(615) 242-0040

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JEFFERY DEAN CONAWAY
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
NO. 111666
STATE OF TENNESSEE
9/16/15

PEYTONA DOWNS

FMDP FOR GREENSBORO VILLAGE PUD

PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC

GALLATIN TENNESSEE

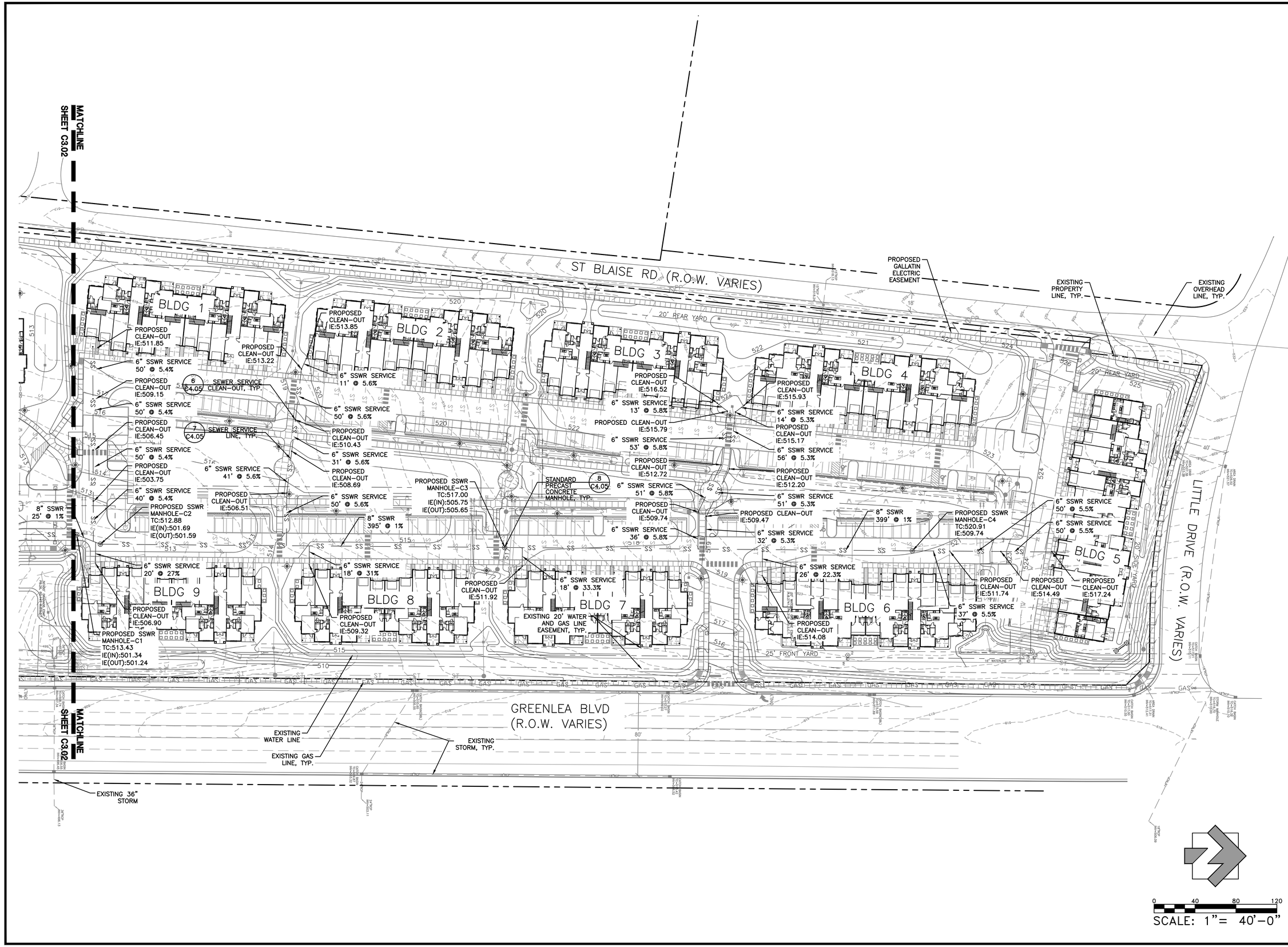
REVISIONS

NO.	DATE	BY	COMMENTS

SHEET TITLE

OVERALL SEWER PLAN

PROJECT NUMBER	DATE
14155	09/16/2015
DRAWN BY KC EMN	SCALE 1"=80'
CHECKED BY JC	
SHEET NUMBER C3.00	



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REVISIONS

NO.	DATE	BY	COMMENTS

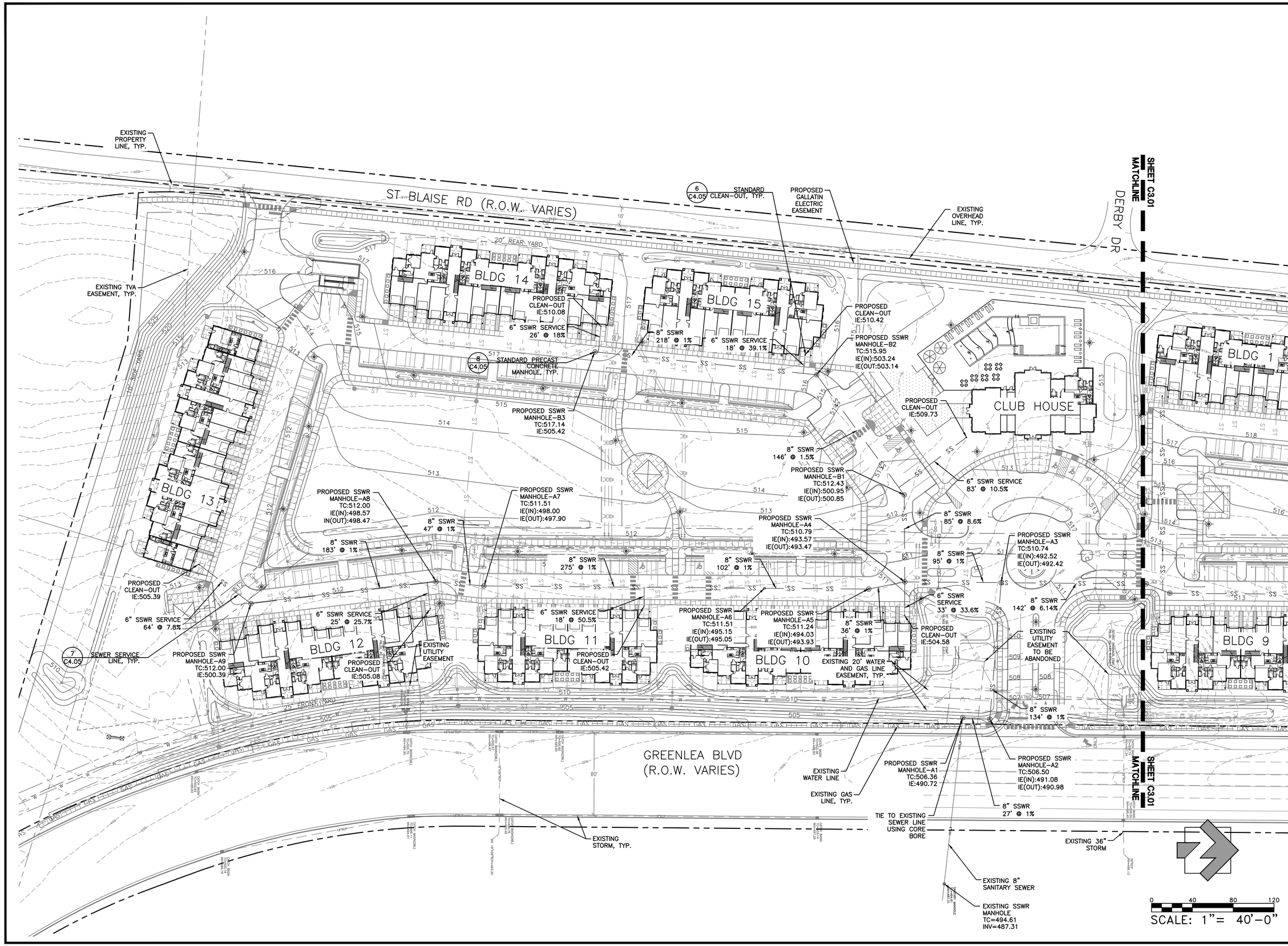
SHEET TITLE

SEWER PLAN

PROJECT NUMBER	DATE
14155	09/16/2015
DRAWN BY KC EMN	SCALE 1"=40'
CHECKED BY JC	

SHEET NUMBER

C3.01



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NO.	DATE	BY	COMMENTS

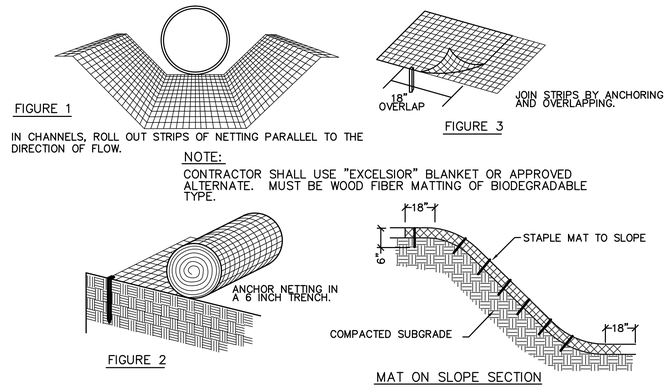
SHEET TITLE

SEWER PLAN

PROJECT NUMBER	DATE
14155	09/16/2015
DRAWN BY KC EMN	SCALE 1"=40'
CHECKED BY JC	

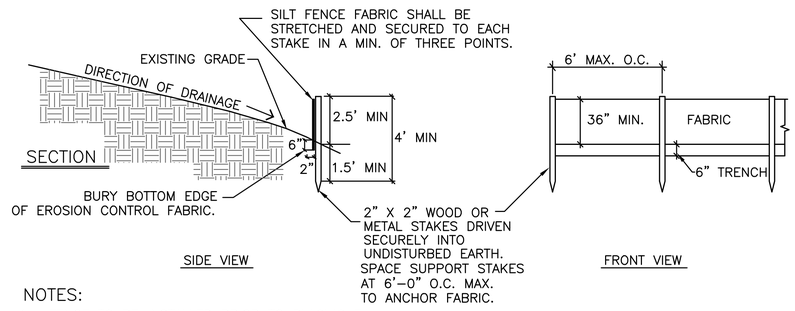
SHEET NUMBER

C3.02



1 EROSION CONTROL MAT - MA

NOT TO SCALE

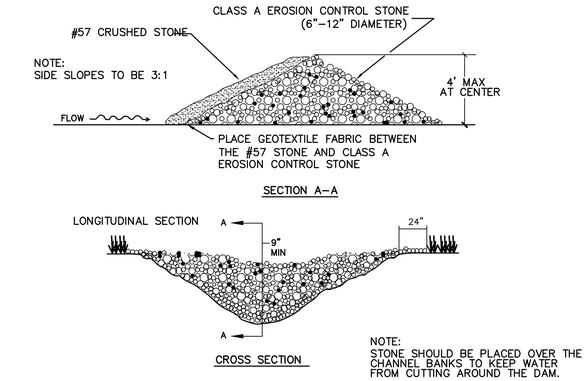


NOTES:

1. FENCE TO BE INSTALLED PRIOR TO PLACING FILL SEE GRADING PLAN SHEETS FOR LOCATIONS.
2. CONTRACTOR IS TO MAINTAIN FENCE UNTIL VEGETATION IS ESTABLISHED; THEN REMOVE FENCE AND ANY ACCUMULATED SEDIMENT.
3. CONTRACTOR MAY SUBSTITUTE OWNER APPROVED PRE-ASSEMBLED FENCE.

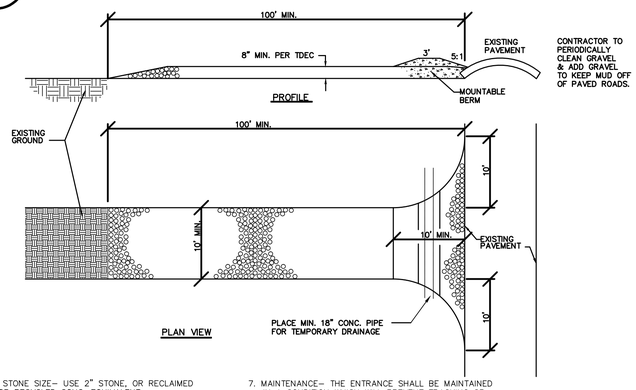
2 STANDARD SILT FENCE - SF-C

NOT TO SCALE



3 ROCK CHECK DAM - CD-R

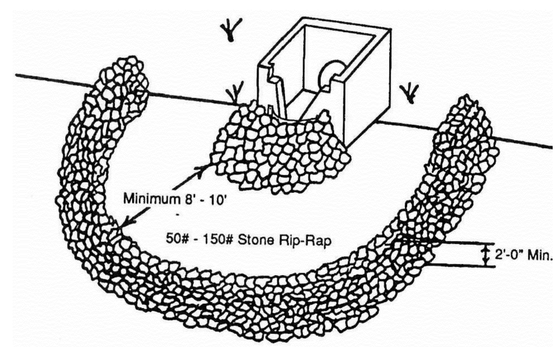
NOT TO SCALE



1. STONE SIZE– USE 2" STONE, OR RECLAIMED OR RECYCLED CONC. EQUIVALENT.
2. LENGTH– AS REQUIRED, BUT NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MIN. LENGTH WOULD APPLY).
3. THICKNESS– NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH– TEN (10) FOOT MIN., BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH– WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER– ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM W/5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE– THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING– WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

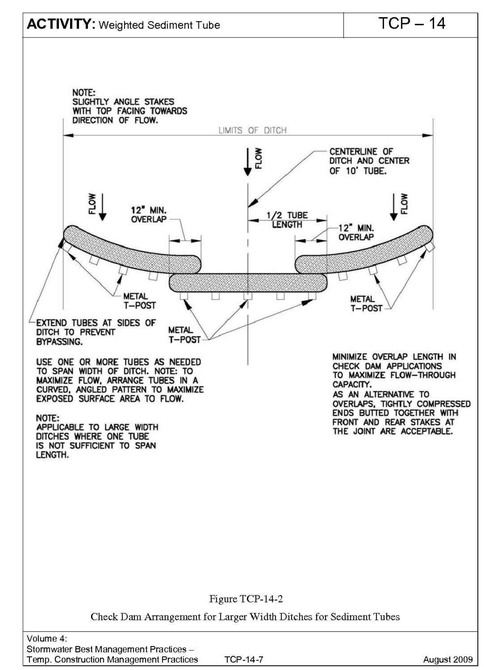
4 STABILIZED CONSTRUCTION ENTRANCE - CE

NOT TO SCALE



5 FILTER RING

NOT TO SCALE



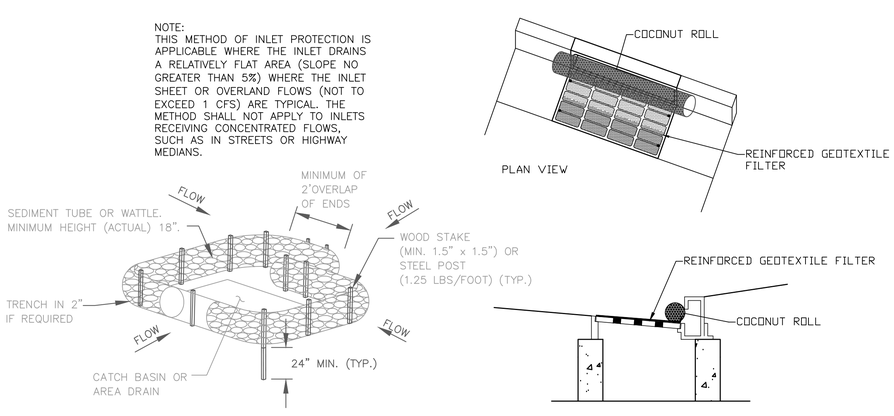
NOTE:

1. SEDIMENT TUBES MAY BE SUBSTITUTED SILT FENCE IN AREAS WHERE SHALLOW ROCK IS PRESENT AND INSTALLATION OF SILT FENCE IS IMPRACTICAL.
2. SEDIMENT TUBES MAY BE SUBSTITUTED FOR STONE CHECK DAMS AS APPROVED BY ENGINEER.
3. SEDIMENT TUBES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

8 SEDIMENT TUBE CHECK DAMS

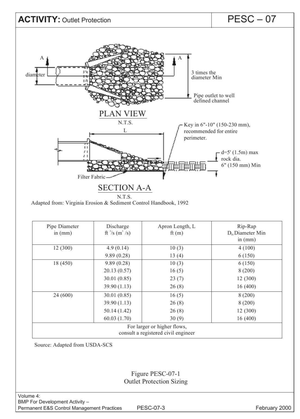
NOT TO SCALE

NOTE:
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5%) WHERE THE INLET SHEET OR OVERLAND FLOWS (NOT TO EXCEED 1 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREETS OR HIGHWAY MEDIANS.



6 INLET PROTECTION - IP

NOT TO SCALE



Pipe Diameter in (mm)	Discharge ft³/s (m³/s)	Apron Length, L, ft (m)	Rip-Rap D, Diameter Min in (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
	9.89 (0.28)	13 (4)	6 (150)
18 (450)	9.89 (0.28)	10 (3)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.13)	26 (8)	8 (200)
	50.14 (1.42)	26 (8)	12 (300)
	60.03 (1.70)	30 (9)	16 (400)
For larger or higher flows, consult a registered civil engineer			

7 OUTLET PROTECTION

NOT TO SCALE

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(615) 242-0040

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GALLATIN TENNESSEE

REVISIONS

NO.	DATE	BY	COMMENTS

SHEET TITLE

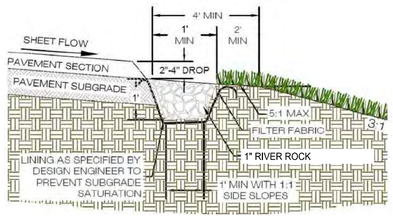
SITE DETAILS

PROJECT NUMBER	DATE
14155	09/16/2015
DRAWN BY KC EMN	SCALE NTS
CHECKED BY JC	

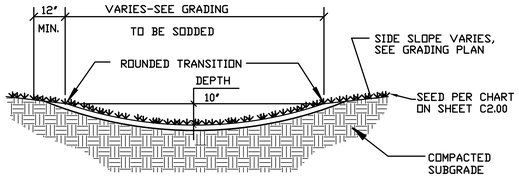
SHEET NUMBER

C4.00

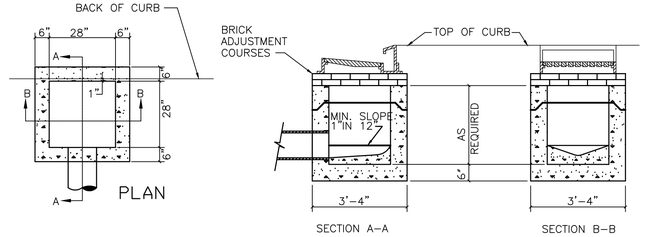
NOTES:
1. DROP TO BE 2" TO 4" UNLESS OTHERWISE NOTED.
2. GRAVEL TO BE CLEAN WASHED 1" RIVER ROCK.
3. LINING TO BE NON-WOVEN FILTER FABRIC.



1 STONE DIAPHRAGM
NOT TO SCALE

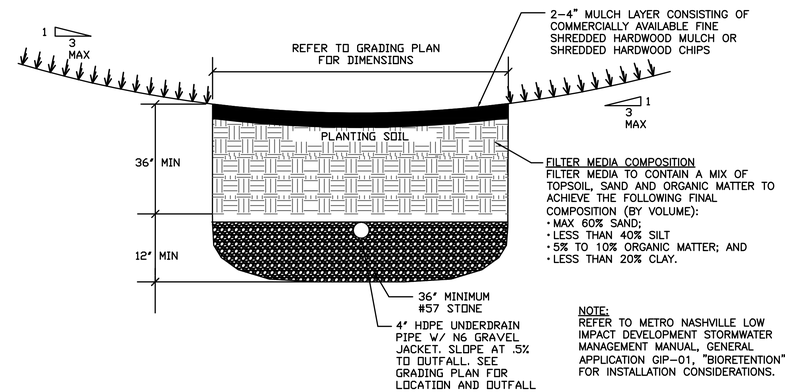


3 ROUND BOTTOM, GRASSED LOT LINE SWALE



WHERE CAST-IN-PLACE STRUCTURES ARE SPECIFIED, CONTRACTOR SHALL INSTALL PER TDOT STANDARD DRAWINGS D-CB-12LP. CONTRACTOR SHALL ENSURE SPECIFIED CASTING IN PIPE CHART (SHEET C2.20) CAN BE MOUNTED ON BASIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.

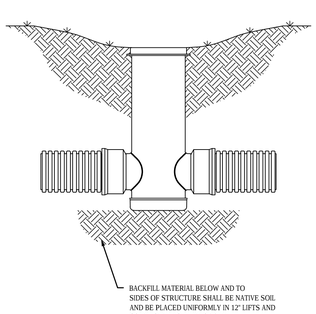
2 PRE-CAST SINGLE INLET
NOT TO SCALE



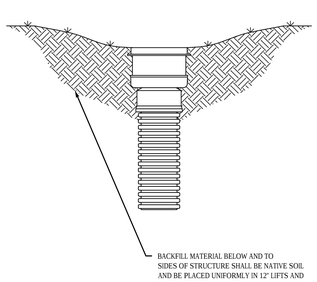
4 BIORETENTION AREA
NOT TO SCALE

NON TRAFFIC INSTALLATION

12" - 30" DRAIN BASIN



12" - 30" INLINE DRAIN



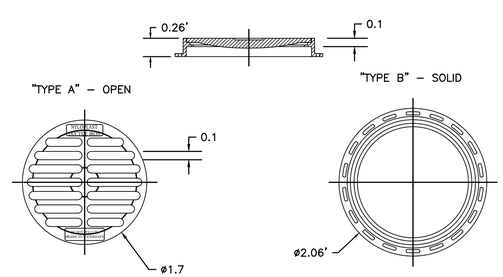
NOTE: REFER TO PIPE CHART FOR SIZE OF STRUCTURE. DETAIL SHOWN FOR GENERAL REFERENCE ONLY

5 DRAIN BASIN
NOT TO SCALE

ALL DIMENSIONS IN INCHES UNLESS NOTED OTHERWISE
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNSHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-029

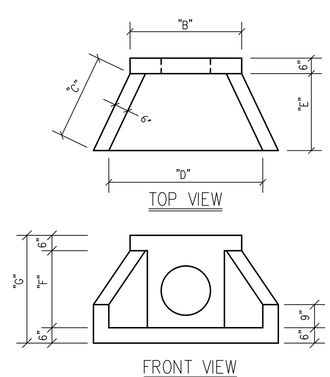
1899CGS

APPROX. DRAIN AREA = 116.72 SQ IN
APPROX. WEIGHT WITH FRAME = 68.50 LBS



NOTE: REFER TO PIPE CHART FOR SIZE AND TYPE OF GRATE. DETAIL SHOWN FOR GENERAL REFERENCE ONLY

6 DRAIN BASIN GRATES
NOT TO SCALE



WEIGHT
TYPE "AW"=2,500#
TYPE "BW"=5,000#
TYPE "CW"=6,000#

F'C=4500 P.S.I.
FY=60 K.S.I.
MIN. REINF "#4@12" O.C. E.W.

DIMENSION TABLE

DIM.	TYPE" AW'	TYPE" BW'	TYPE" CW'
"A"	2'-6"	4'-0"	5'-6"
"B"	3'-7 5/8"	5'-0 5/8"	6'-6 3/4"
"C"	2'-9 1/2"	4'-2 5/16"	3'-8 5/8"
"D"	5'-0"	6'-6"	8'-0"
"E"	2'-6"	4'-0"	3'-6"
"F"	2'-6"	4'-0"	5'-2"
"G"	3'-6"	5'-0"	6'-2"

7 PRE-CAST CONCRETE ENDWALL
NOT TO SCALE

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JEFFERY DEAN CONAWAY
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 111666
STATE OF TENNESSEE
9/16/15

PEYTONA DOWNS
FMDP FOR GREENSBORO VILLAGE PUD
PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC
GALLATIN TENNESSEE

REVISIONS

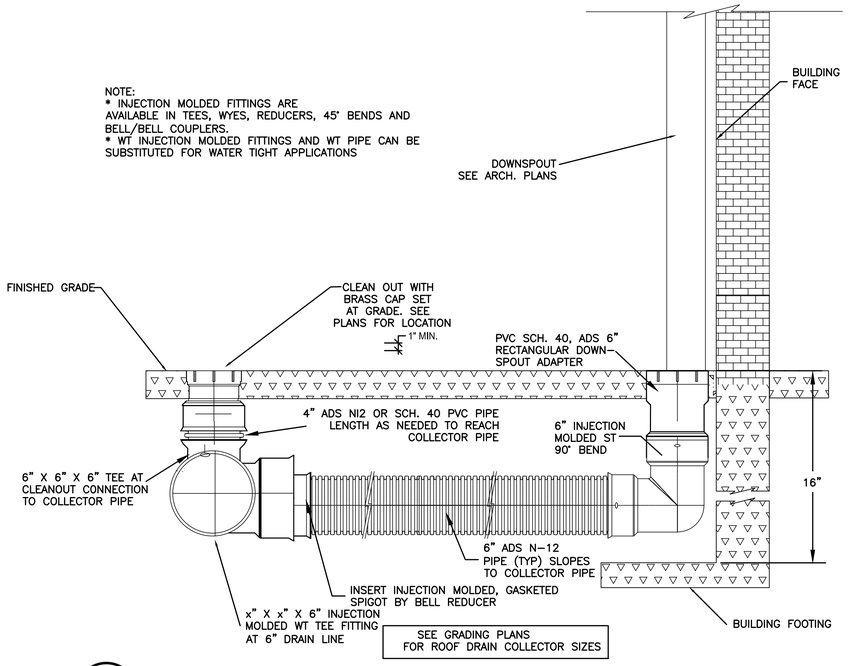
NO.	DATE	BY	COMMENTS

SHEET TITLE
SITE DETAILS

PROJECT NUMBER	DATE
14155	09/16/2015
DRAWN BY KG EMN	SCALE NTS
CHECKED BY JC	

SHEET NUMBER
C4.01

NOTE:
* INJECTION MOLDED FITTINGS ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.
* WT INJECTION MOLDED FITTINGS AND WT PIPE CAN BE SUBSTITUTED FOR WATER TIGHT APPLICATIONS

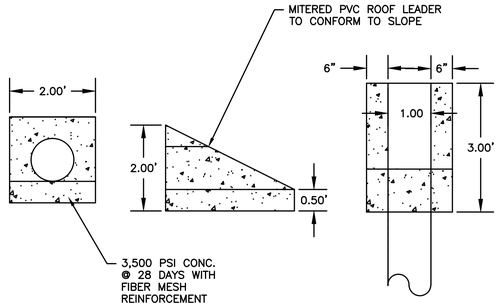


1 ROOF DRAIN COLLECTOR

NOT TO SCALE

2 NOT USED

NOT TO SCALE



3 ROOF DRAIN LEADER END-SECTION

NOT TO SCALE

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JEFFERY DEAN GOAD
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
NO. 111668
STATE OF TENNESSEE
9/16/15

PEYTONA DOWNS
FMDP FOR GREENSBORO VILLAGE PUD
PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC
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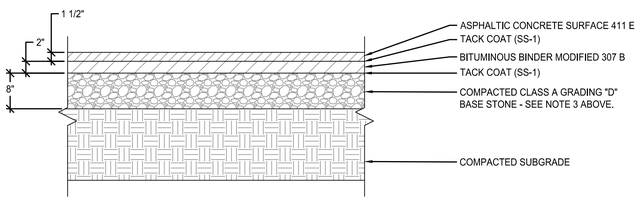
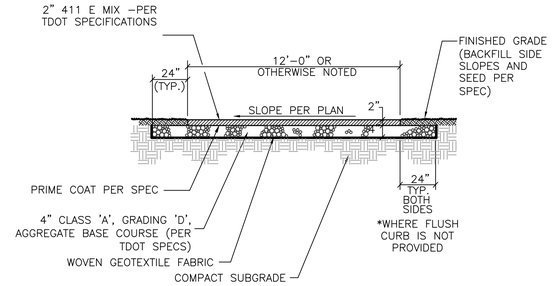
SHEET NUMBER

C4.02

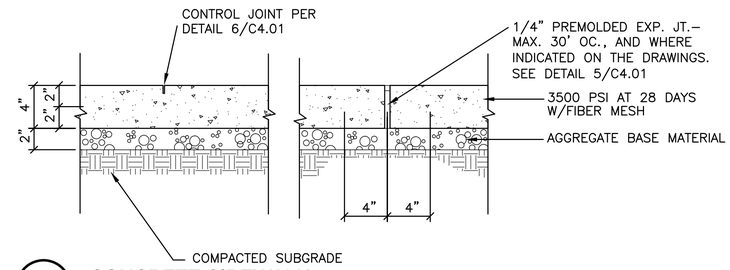
NOTES:
1. SUB GRADE TO BE COMPACTED TO 95% STANDARD PROCTOR.
2. AGGREGATE BASE COARSE TO BE COMPACTED TO 100% STANDARD PROCTOR.
3. ALL ROADWAY CONSTRUCTION TO COMPLY WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.



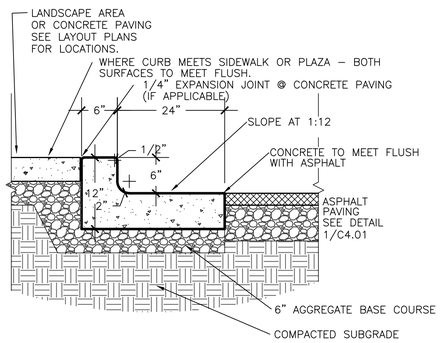
1 ASPHALT PAVEMENT SECTION
NOT TO SCALE



2 ASPHALT PAVING (TRAIL)
NOT TO SCALE

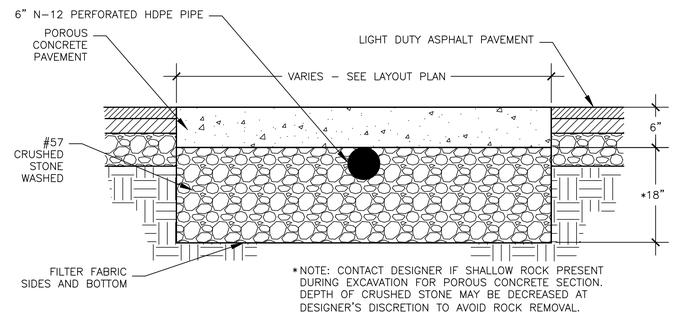


3 CONCRETE SIDEWALK
NOT TO SCALE

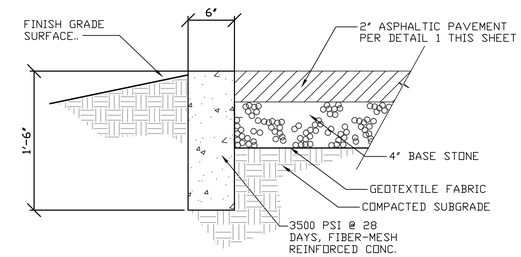


GENERAL NOTE:
1. Expansion joint to be spaced a maximum of 100 feet apart or as directed by the Engineer.
2. Expansion joints will also be required at tangent points, ramps, and inlets.
3. Contraction joints are to be cut into curb and gutter every 10 feet to a depth of D/4, where D equals the thickness of the section. The spacing of 10 feet may be reduced at closures but no section of curb and gutter shall be less than 6 feet.
4. There will be a minimum of 10 feet tie in at curb inlets on each side of the inlet. An expansion joint will be used on each side of the tie in.
5. Cost of joints to be included in the unit bid price for concrete curb with gutter.
6. Concrete to be per specs.

4 2.5 FT CONCRETE CURB AND GUTTER
NOT TO SCALE

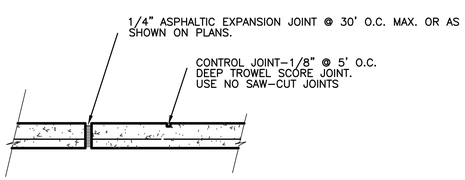


5 PERVIOUS CONCRETE PAVEMENT SECTION
NOT TO SCALE

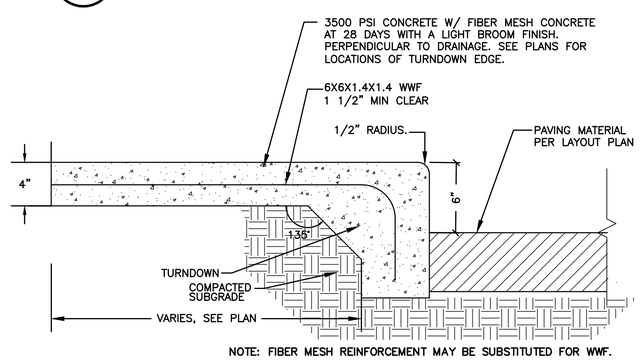


NOTE: CURB SHALL HAVE 1/4"x 1" DEEP CONTROL JOINTS @ 10'-0"O.C. AND 1/4" RECYCLED RUBBER EXPANSION JOINTS 30' O.C.

6 CONCRETE FLUSH CURB
NOT TO SCALE

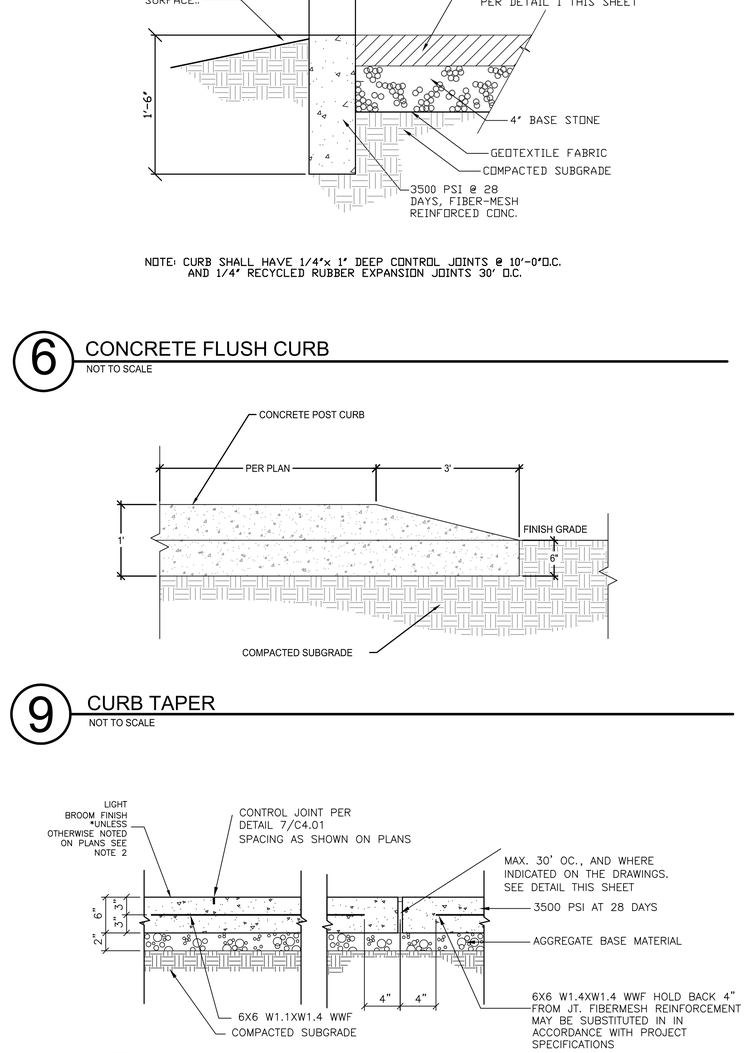


7 CONCRETE JOINTS
NOT TO SCALE



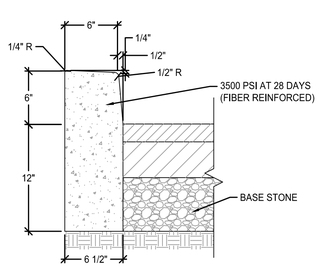
NOTE: FIBER MESH REINFORCEMENT MAY BE SUBSTITUTED FOR WWF.

8 SIDEWALK WITH TURNDOWN CURB
NOT TO SCALE

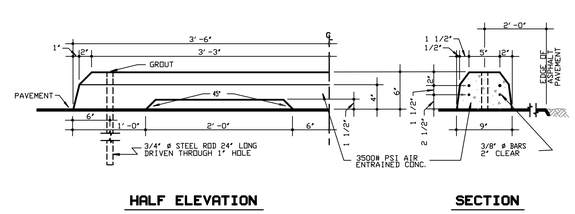


*NOTES:
1. 6" CONCRETE REQUIRED WHERE SPECIFIED AS HEAVY DUTY.
2. WHEN SIDEWALK ABUTS CURB & GUTTER, INSTALL 1/4" EXP. JT. BETWEEN SIDEWALK AND CURB

9 CURB TAPER
NOT TO SCALE



10 POST CURB
NOT TO SCALE



11 PRECAST CONCRETE CURB STOP
NOT TO SCALE

12 HEAVY DUTY CONCRETE PAVING
NOT TO SCALE

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JEFFERY DEAN COAN
LICENSED LANDSCAPE ARCHITECT
AGRICULTURE
No. 111605
STATE OF TENNESSEE
9/16/15

PEYTONA DOWNS
FMDP FOR GREENSBORO VILLAGE PUD
PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC
GALLATIN TENNESSEE

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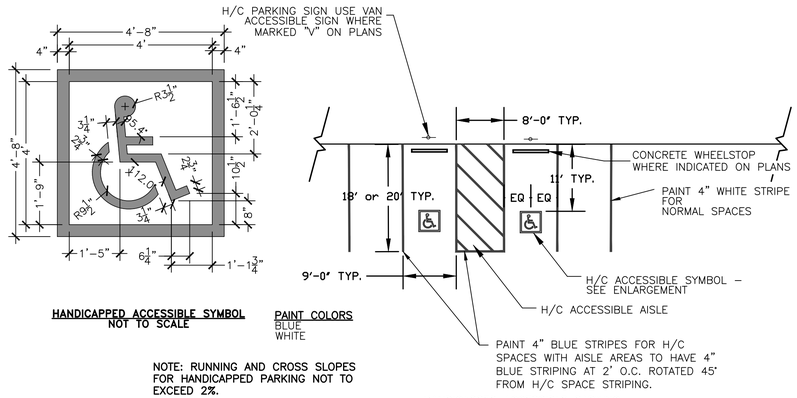
SHEET NUMBER C4.03	



HANDICAPPED ACCESSIBLE SYMBOL
NOT TO SCALE

PAINT COLORS
BLUE
WHITE

NOTE: RUNNING AND CROSS SLOPES FOR HANDICAPPED PARKING NOT TO EXCEED 2%.

HANDICAPPED ACCESSIBLE PARKING
NOT TO SCALE

1 ADA COMPLIANT PARKING LAYOUT

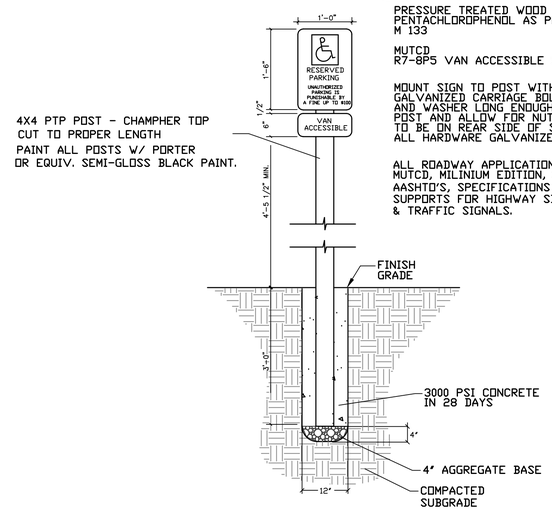
NOTES:

PRESSURE TREATED WOOD POSTS- PENTACHLOROPHENOL AS PER AASHTO M 133

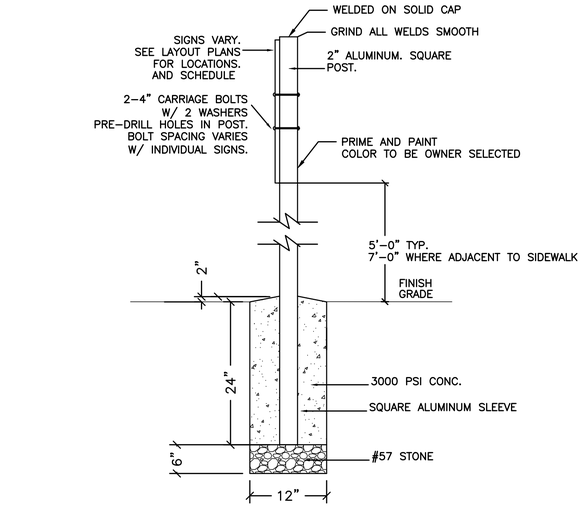
MUTCD
R7-8P5 VAN ACCESSIBLE SIGN

MOUNT SIGN TO POST WITH 3/8" GALVANIZED CARRIAGE BOLTS WITH NUT AND WASHER LONG ENOUGH TO PENETRATE POST AND ALLOW FOR NUT & WASHER TO BE ON REAR SIDE OF SIGN. ALL HARDWARE GALVANIZED TYPE A307

ALL ROADWAY APPLICATION SIGNAGE TO MEET MUTCD, MILINIUM EDITION, STANDARDS AND AASHTO'S, SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINARIES, & TRAFFIC SIGNALS.



2 HANDICAP SIGN



3 SIGN POST & MOUNTING

REGULATORY AND INFORMATIONAL SIGN SCHEDULE

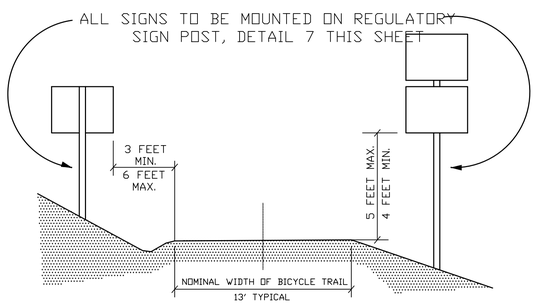
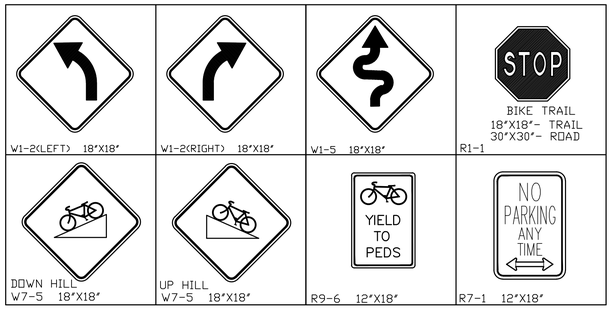
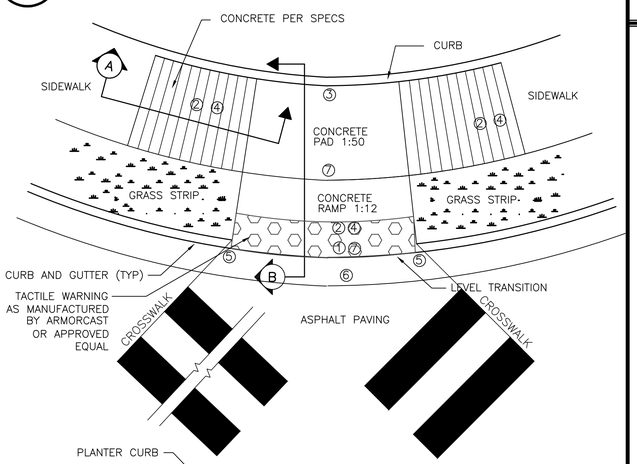


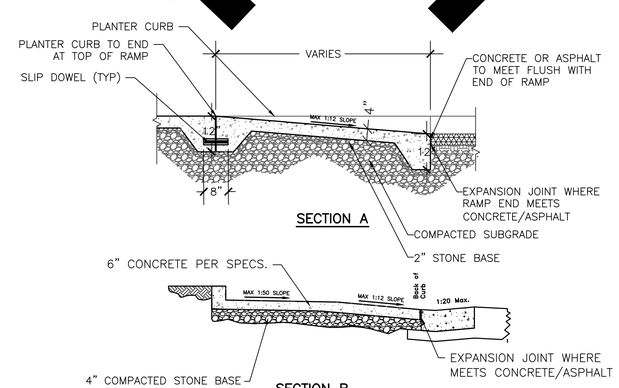
FIGURE 9-1. BICYCLE SIGN PLACEMENT ON A TRAIL



NOTE:
ALL SIGNS TO MEET THE MUTCD (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES- 2003 EDITION) NUMBERING AND SIZING SYSTEM AND SHALL BE BUILT CONFORMING TO THOSE STANDARDS.

4 REGULATORY SIGNAGE

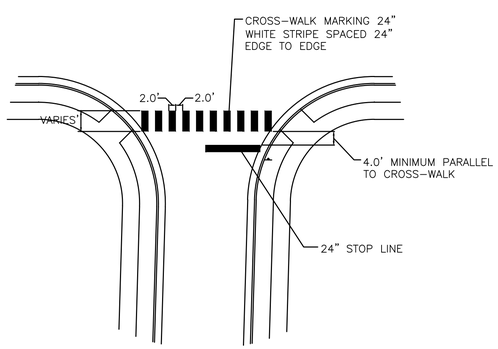




NOTES

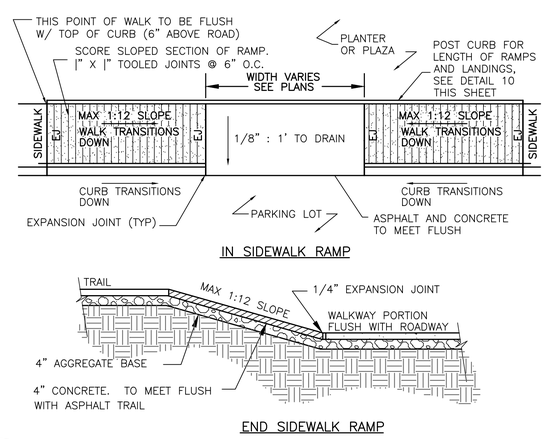
1. Curb ramps will be flush with the gutter or edge of pavement.
2. Surface texture of the curb ramp shall be stable, firm, and slip resistant. The surface shall be coarse broomed finish traverse to the slope of the ramp.
3. 6" Curb at projected back of walk elevations.
4. Elevation transition ramp, 1:12 max slope, 2% max X-slope, 3' min width, four ½" x 8" dowels, 3/8" grooves, 6" O.C., transverse broomed finish.
5. Begin elevation transition ramp at projection of cross walks.
6. 1-1/2" in 2' max slope
7. 6" min thickness at curb ramp and landing.

7 HANDICAP RAMPS - RADIUS DETAIL



5 CROSSWALK AND STOP BAR LAYOUT

NOT TO SCALE



6 ACCESSIBLE CURB RAMP

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JEFFERY DEAN COWAN
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 111665
STATE OF TENNESSEE
9/16/2015

PEYTONA DOWNS

FMDP FOR GREENSBORO VILLAGE PUD

PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC

GALLATIN TENNESSEE

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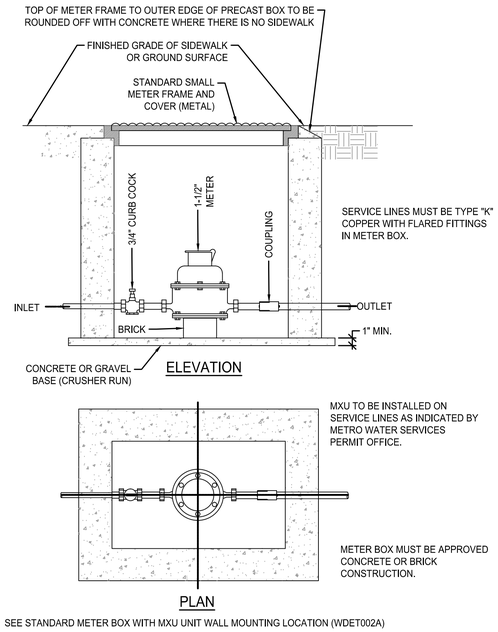
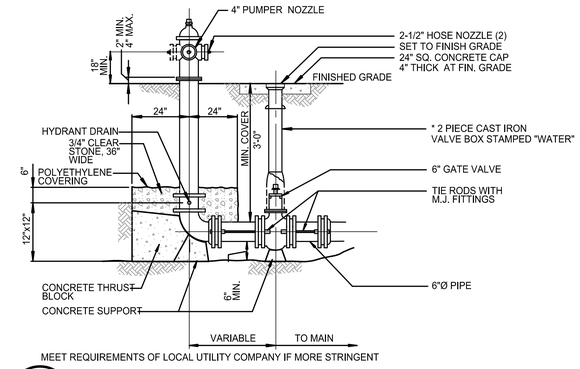
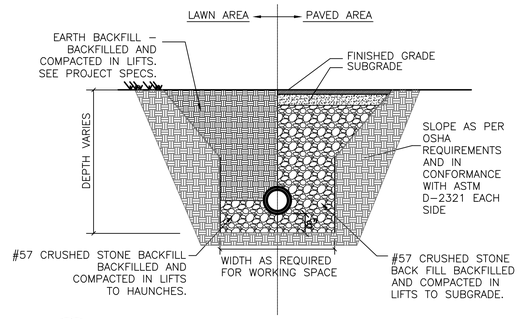


1 1.5" METER
NOT TO SCALE



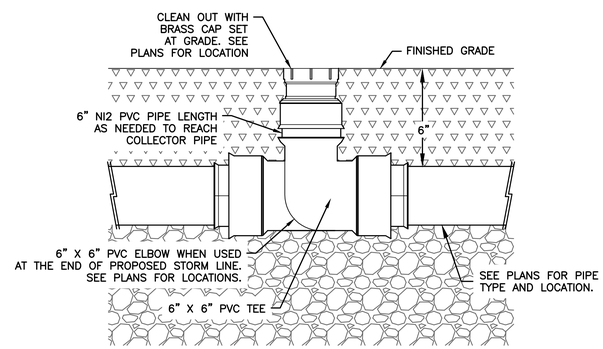
MEET REQUIREMENTS OF LOCAL UTILITY COMPANY IF MORE STRINGENT

2 FIRE HYDRANT ASSEMBLY
NOT TO SCALE

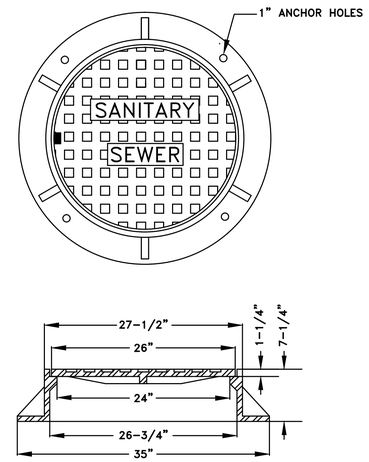


NOTES:
1. LIMIT TRENCH WIDTH TO O.D. + 16" UNLESS PERMITTED OTHERWISE BY ENGINEER.
2. PIPE BEDDING IS TO BE #57 CRUSHED STONE, OR OTHER GRANULAR MATERIAL AS APPROVED BY ENGINEER. MIN. DEPTH OF BEDDING MATERIAL UNDER PIPE IS TO BE 1/8 O.D. OF PIPE OR 6", WHICHEVER IS GREATER.
3. PIPE IS TO BE CONTINUOUSLY SUPPORTED ALONG LENGTH OF PIPE BARREL. BELL HOLES ARE REQUIRED SUCH THAT NO BEARING LOAD IS APPLIED TO THE BELLS.
4. BACKFILL REQUIREMENTS APPLY TO ALL TYPES OF PIPE (HDPE, PVC, CONCRETE, ETC.)

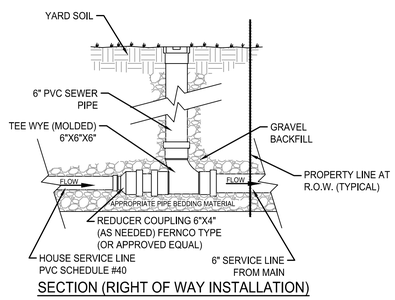
3 TYPICAL UTILITY TRENCH
NOT TO SCALE



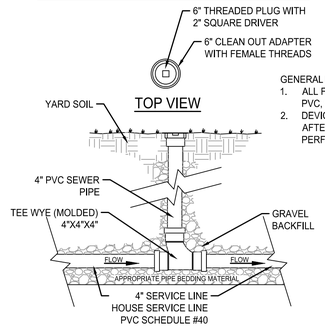
4 PERVIOUS PAVEMENT CLEAN OUT
NOT TO SCALE



5 MANHOLE FRAME AND COVER
NOT TO SCALE



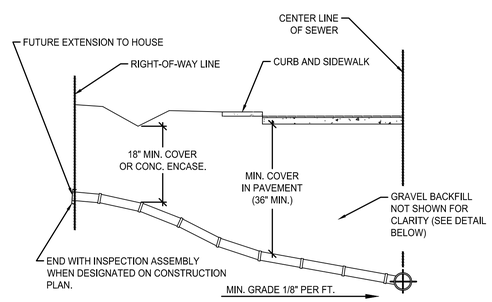
SECTION (RIGHT OF WAY INSTALLATION)



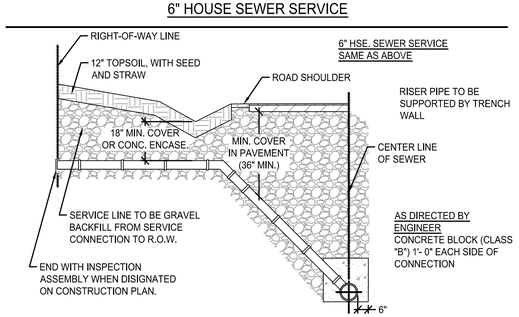
GENERAL NOTES:
1. ALL FITTINGS AND LINES TO BE PVC, SOLVENT WELD (SDR-35)
2. DEVICE SHOULD BE INSTALLED AFTER FINAL GRADE HAS BEEN PERFORMED.

SECTION (4" SERVICE IN PRIVATE PROPERTY)

6 SEWER SERVICE LINE STANDARD CLEAN OUT
NOT TO SCALE

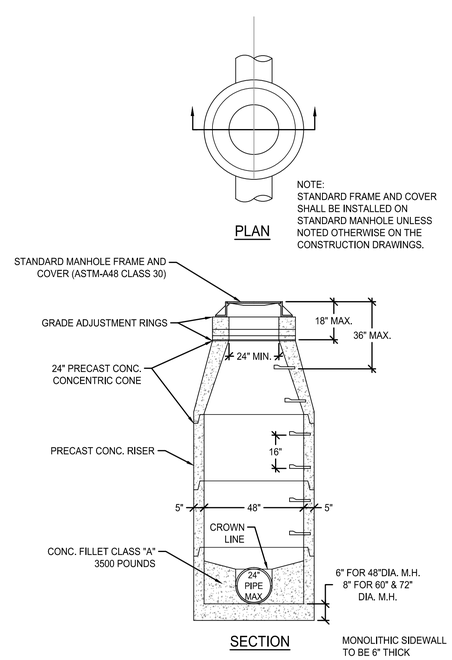


6" HOUSE SEWER SERVICE

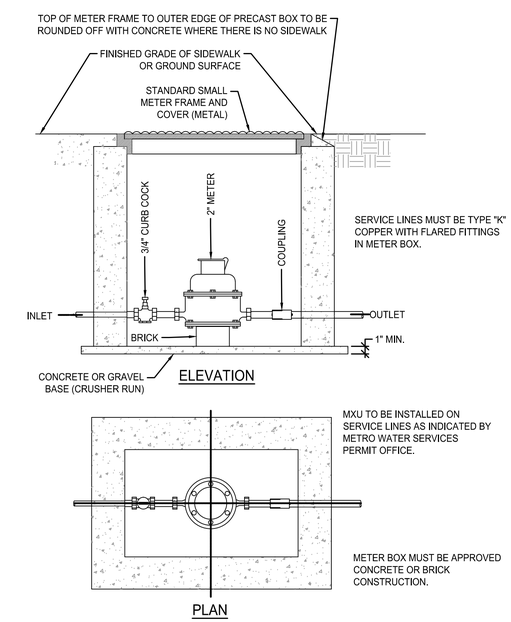


RISER PIPE FOR 6" HOUSE SEWER SERVICE

7 6" PVC HOUSE SEWER SERVICE
NOT TO SCALE



8 STANDARD PRECAST CONCRETE MANHOLE
NOT TO SCALE



SEE STANDARD METER BOX WITH MXU UNIT WALL MOUNTING LOCATION (WDET002A)

9 2" WATER METER
NOT TO SCALE

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(615) 242-0040

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JEFFERY DEAN GALLATIN
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
NO. 111605
STATE OF TENNESSEE
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PEYTONA DOWNS
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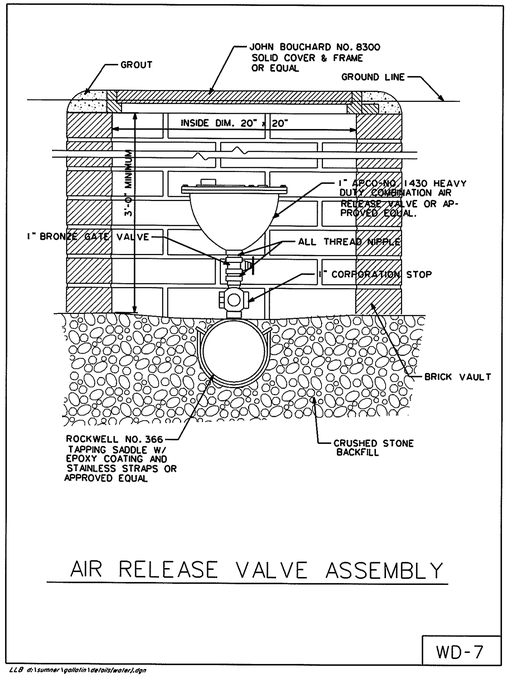
CHECKED BY JC	
SHEET NUMBER C4.05	



AIR RELEASE VALVE ASSEMBLY

WD-7

LLB d:\sumner\gallatin\details\water.dgn

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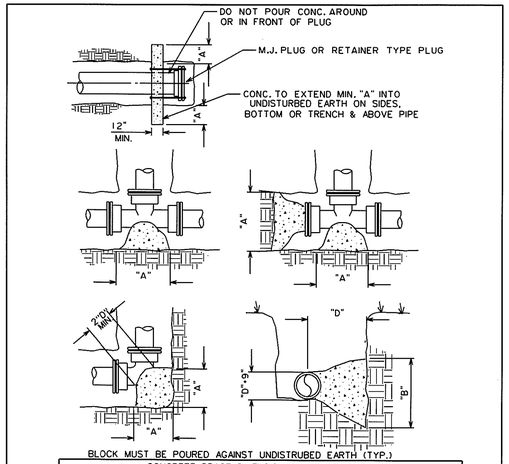
1 GATE VALVE
NOT TO SCALE



BLOCK MUST BE POURED AGAINST UNDISTRUBED EARTH (TYP.)

CONCRETE BRACE DIMENSION SCHEDULE

PIPE SIZE	90° BEND		45° BEND		22 1/2° BEND		TEE		DEAD END	
	A	B	A	B	A	B	A	B	A	B
6" OR UNDER	2'-0"	2'-0"	1'-6"	1'-6"	1'-6"	1'-6"	2'-0"	2'-0"	1'-6"	1'-6"
8"	2'-3"	2'-3"	1'-9"	1'-9"	1'-9"	1'-9"	2'-6"	2'-6"	2'-0"	2'-0"
10"	2'-6"	2'-6"	2'-0"	2'-0"	2'-0"	2'-0"	3'-0"	3'-0"	2'-4"	2'-4"
12"	3'-6"	3'-0"	2'-6"	2'-6"	2'-3"	2'-3"	4'-0"	3'-6"	2'-9"	2'-9"
16"	4'-0"	4'-0"	3'-0"	3'-0"	2'-6"	2'-6"	5'-6"	4'-0"	4'-0"	3'-0"
20"	5'-6"	4'-6"	4'-0"	3'-6"	3'-0"	3'-0"	6'-6"	5'-0"	5'-0"	3'-6"
24"	7'-0"	5'-0"	5'-0"	4'-0"	3'-6"	3'-6"	8'-0"	6'-0"	6'-0"	4'-0"
30"	9'-0"	6'-0"	6'-6"	4'-6"	4'-0"	4'-0"	12'-0"	6'-0"	7'-9"	5'-0"

CONC. THRUST BLOCK (BRACE)

WD-4

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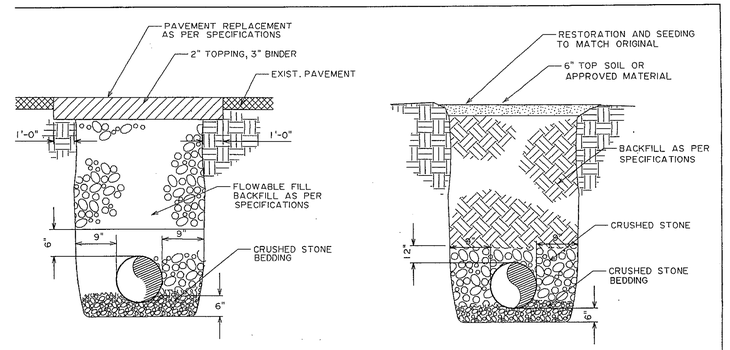
2 CONCRETE THRUST BLOCK
NOT TO SCALE



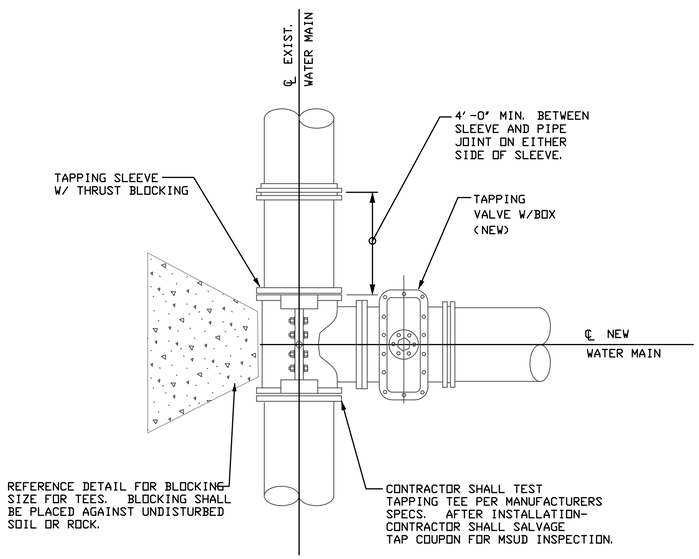
TRAFFIC AREAS

NON-TRAFFIC AREAS

TYPICAL SEWER LINE DETAIL

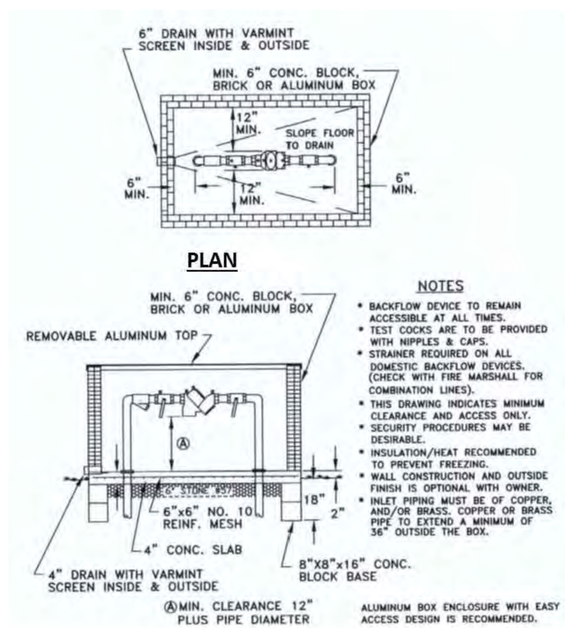
SD-9

3 SEWER SERVICE LINE
NOT TO SCALE



PLAN

4 TAPPING SLEEVE AND VALVE
NOT TO SCALE



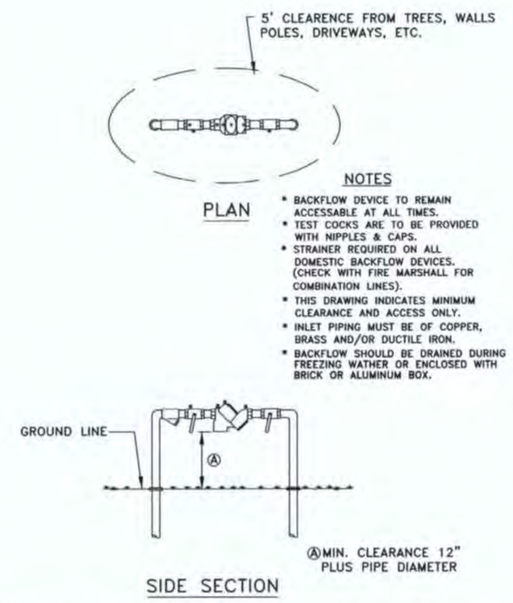
PLAN

NOTES

- BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
- TEST COCKS ARE TO BE PROVIDED WITH NIPPLES & CAPS.
- STRAINER REQUIRED ON ALL DOMESTIC BACKFLOW DEVICES. (CHECK WITH FIRE MARSHALL FOR COMBINATION LINES).
- THIS DRAWING INDICATES MINIMUM CLEARANCE AND ACCESS ONLY.
- SECURITY PROCEDURES MAY BE DESIRABLE.
- INSULATION/HEAT RECOMMENDED TO PREVENT FREEZING.
- WALL CONSTRUCTION AND OUTSIDE FINISH IS OPTIONAL WITH OWNER.
- INLET PIPING MUST BE OF COPPER, AND/OR BRASS. COPPER OR BRASS PIPE TO EXTEND A MINIMUM OF 36" OUTSIDE THE BOX.

SIDE SECTION

5 RESIDENTIAL REDUCED PRESSURE BACKFLOW PREVENTOR
NOT TO SCALE



PLAN

NOTES

- BACKFLOW DEVICE TO REMAIN ACCESSABLE AT ALL TIMES.
- TEST COCKS ARE TO BE PROVIDED WITH NIPPLES & CAPS.
- STRAINER REQUIRED ON ALL DOMESTIC BACKFLOW DEVICES. (CHECK WITH FIRE MARSHALL FOR COMBINATION LINES).
- THIS DRAWING INDICATES MINIMUM CLEARANCE AND ACCESS ONLY.
- INLET PIPING MUST BE OF COPPER, BRASS AND/OR DUCTILE IRON.
- BACKFLOW SHOULD BE DRAINED DURING FREEZING WATHER OR ENCLOSED WITH BRICK OR ALUMINUM BOX.

SIDE SECTION

REDUCED PRESSURE BACKFLOW PREVENTOR FOR IRRIGATION LINES

6 IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTOR
NOT TO SCALE

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1314 5th Avenue North, Suite 200
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(615) 242-0040

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JEFFERY DEAN GOAD
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 111666
STATE OF TENNESSEE
9/16/15

PEYTONA DOWNS
FMDP FOR GREENSBORO VILLAGE PUD
PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC
GALLATIN TENNESSEE

REVISIONS

NO.	DATE	BY	COMMENTS

SHEET TITLE
SITE DETAILS

PROJECT NUMBER	DATE
14155	09/16/2015
DRAWN BY KC EMN	SCALE NTS
CHECKED BY JC	

SHEET NUMBER
C4.06

SANITARY SEWER GENERAL NOTES:

1. ALL WASTEWATER PIPE CONSTRUCTION MUST CONFORM TO ALL CITY IF GALLATIN PUBLIC UTILITIES DEPT. SEWER STANDARDS AND SPECIFICATIONS.
2. ALL WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION IN ACCORDANCE WITH EASEMENT PLATS PRIOR TO ACCEPTANCE.
3. CONSTRUCTION PERMIT AND A MANDATORY PRECONSTRUCTION CONFERENCE WITH INSPECTOR BY APPOINTMENT ONLY, ARE REQUIRED PRIOR TO ANY SEWER WORK.
4. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 96% OF THE THEORETICAL MAXIMUM DENSITY. BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT ELEVATIONS OF WASTEWATER PIPE FOR CONNECTION TO EXISTING WASTEWATER SYSTEMS.
6. FOR ALL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK STABILIZATION AND PROTECTION SHALL BE REQUIRED AS PER EROSION CONTROL REQUIREMENTS AND THE LAWS OF THE STATE OF TENNESSEE.
7. ALL PROPOSED SANITARY SEWER PIPING IS TO BE INSTALLED AT A MINIMUM SLOPE OF 1.0% UNLESS OTHERWISE STATED (SEE SANITARY SEWER PROFILES FOR ADDITIONAL INFORMATION).
8. SEWERS SHOULD BE LAID AT LEAST 10 FEET HORIZONTALLY AND 18" VERTICALLY FROM ANY EXISTING OR PROPOSED WATER MAIN WITH THE WATER MAIN ABOVE THE SEWER PIPE. SEWERS CROSSING WATER MAINS SHALL BE ARRANGED SO THAT THE SEWER THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, EITHER THE WATER MAIN OR THE SEWER SHOULD BE DUCTILE IRON OR SHALL BE ENCASED IN DUCTILE IRON OR CONCRETE FOR A MINIMUM OF ONE FULL JOINT LENGTH ON EACH SIDE OF THE CROSSING.
9. ALL SANITARY SEWER PIPE SHALL BE SDR-35 PVC OR SCHEDULE 40 FOR DEPTHS FROM 6' TO 16' AND DIP FOR DEPTHS LESS THAN 6 FEET OR MORE THAN 16 FEET.

WATER SYSTEM GENERAL NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE WATER SYSTEM MUST COMPLY IN ALL RESPECTS TO GALLATIN PUBLIC UTILITIES DEPT. STANDARDS, SPECIFICATIONS AND INSPECTION REQUIREMENTS.
2. THRUST BLOCKS TO BE USED AT ALL BENDS, PLUGS AND TEES ON LINES 4" AND LARGER.
3. FIRE HYDRANTS SHOWN IN THE RADIUS OF A CURVE SHALL BE FIELD ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE A MIN. OF 3' OUTSIDE IF CURVE RADIUS.
4. ANY CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY THE CITY OF GALLATIN PUBLIC UTILITIES DEPT.
5. ALL FIRE HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF GALLATIN PUBLIC UTILITIES DEPT.
6. ALL WATER SERVICE LINES SHALL BE EQUIPPED WITH BACKFLOW PREVENTION DEVICES IN THE BUILDING.
7. ALL FIRE LINES TO BE DUCTILE IRON PIPE. DOMESTIC LINE 4" AND UNDER TO BE PVC (C900).

NOTE: ALL BACKFLOW PREVENTION DEVICES SHALL COMPLY WITH GALLATIN PUBLIC UTILITY STANDARD SPECIFICATIONS.

Line Table

Line #	Length	Direction
L70	99.42	S74° 47' 32"W
L71	147.45	N37° 42' 28"W
L72	132.44	N3° 57' 28"W
L73	59.60	N3° 28' 03"E
L74	347.54	N0° 28' 03"E
L75	72.05	N2° 35' 13"E
L76	225.50	N0° 18' 20"E
L77	912.85	N0° 24' 57"E
L78	19.34	N11° 43' 03"E
L79	109.92	S78° 16' 57"E
L80	45.48	S89° 24' 59"E
L81	87.96	N0° 41' 16"E
L82	113.20	N7° 33' 44"W
L83	287.95	N4° 17' 03"E
L84	43.96	N2° 12' 57"W

LAYOUT INFO LEGEND

DETAIL TAG: DESCRIPTION # SHEET

SS — SANITARY SEWER LINE

W — W — WATER LINE

FIRE HYDRANT

SANITARY SEWER MANHOLE

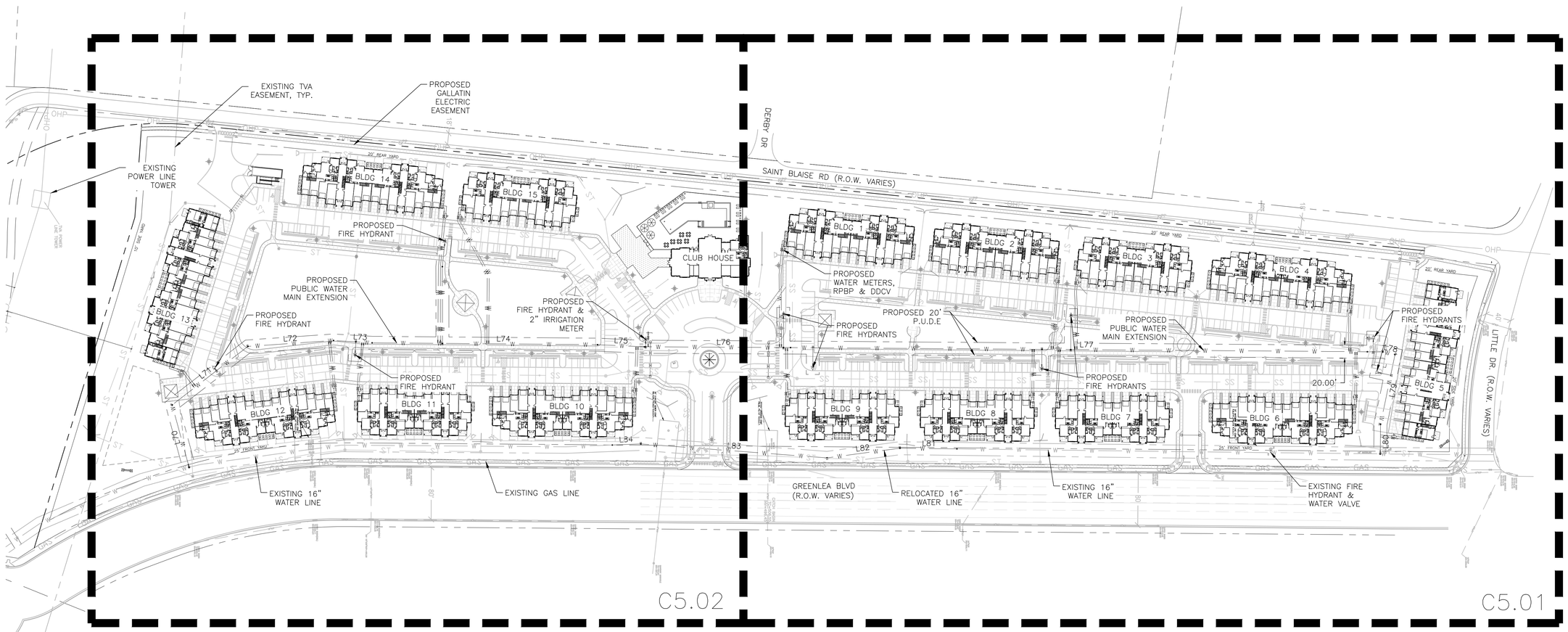
WATER METER

REDUCED PRESSURE BACKFLOW PREVENTOR

DOUBLE DETECTOR CHECK VALVE WITH FIRE DEPARTMENT CONNECTION

GATE VALVE

THRUST BLOCK



0 80 160 240

SCALE: 1"= 80'-0"

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JEFFERY DEAN CONAWAY
LICENSED PROFESSIONAL ENGINEER
DEPARTMENT OF AGRICULTURE
NO. 111666
STATE OF TENNESSEE
9/16/15

PEYTONA DOWNS

FMDP FOR GREENSBORO VILLAGE PUD

PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC

GALLATIN TENNESSEE

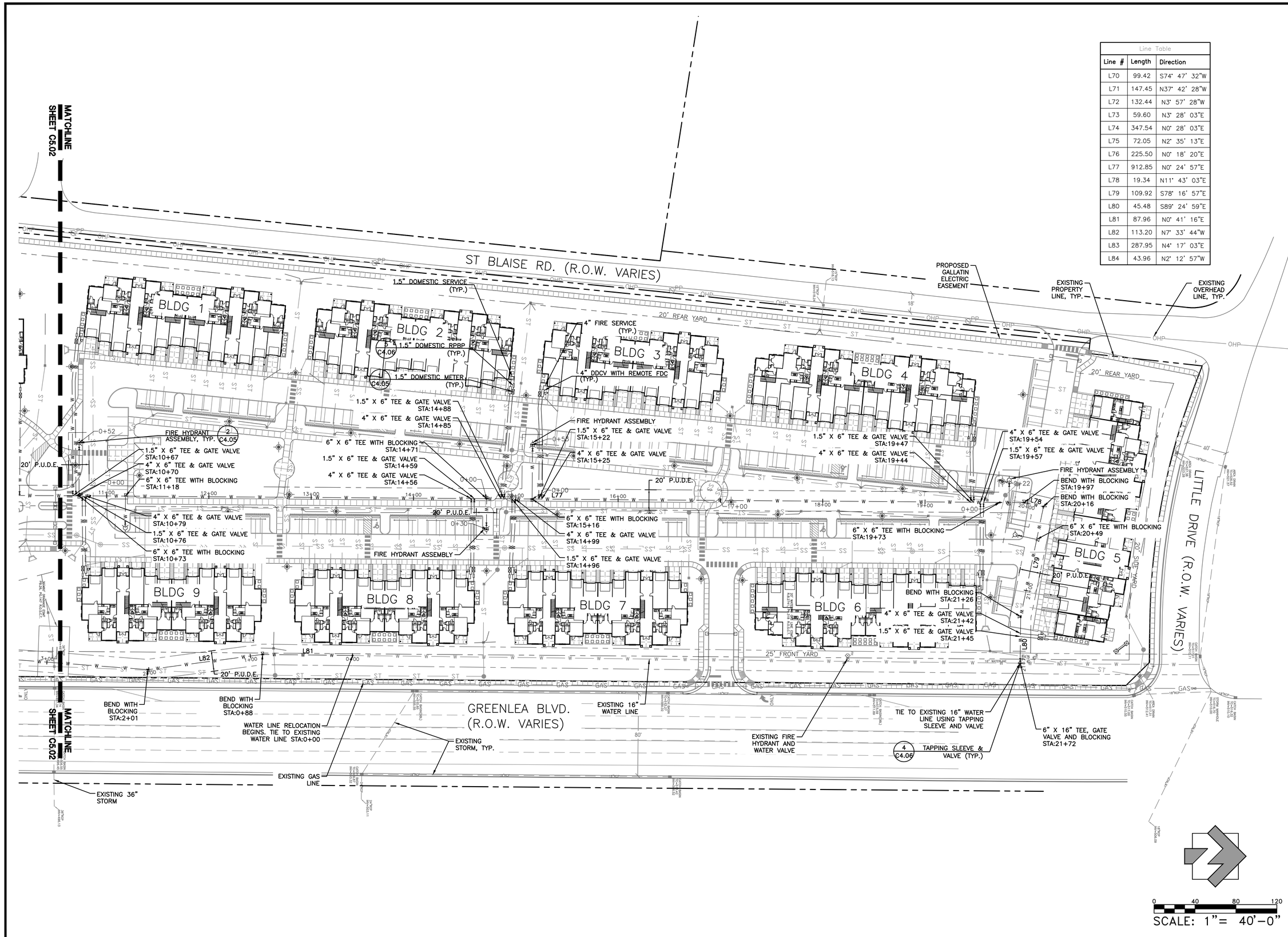
REVISIONS

NO.	DATE	BY	COMMENTS

SHEET TITLE

OVERALL WATER PLAN

PROJECT NUMBER 14155	DATE 09/16/2015
DRAWN BY KC EMN	SCALE 1"=80'
CHECKED BY JC	
SHEET NUMBER C5.00	



Line Table		
Line #	Length	Direction
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PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC

GALLATIN TENNESSEE

REVISIONS

NO.	DATE	BY	COMMENTS

SHEET TITLE

WATER PLAN

PROJECT NUMBER	DATE
14155	09/16/2015
DRAWN BY KG EMN	SCALE 1"=40'
CHECKED BY JC	
SHEET NUMBER C5.01	

Line Table		
Line #	Length	Direction
L70	99.42	S74° 47' 32"W
L71	147.45	N37° 42' 28"W
L72	132.44	N3° 57' 28"W
L73	59.60	N3° 28' 03"E
L74	347.54	N0° 28' 03"E
L75	72.05	N2° 35' 13"E
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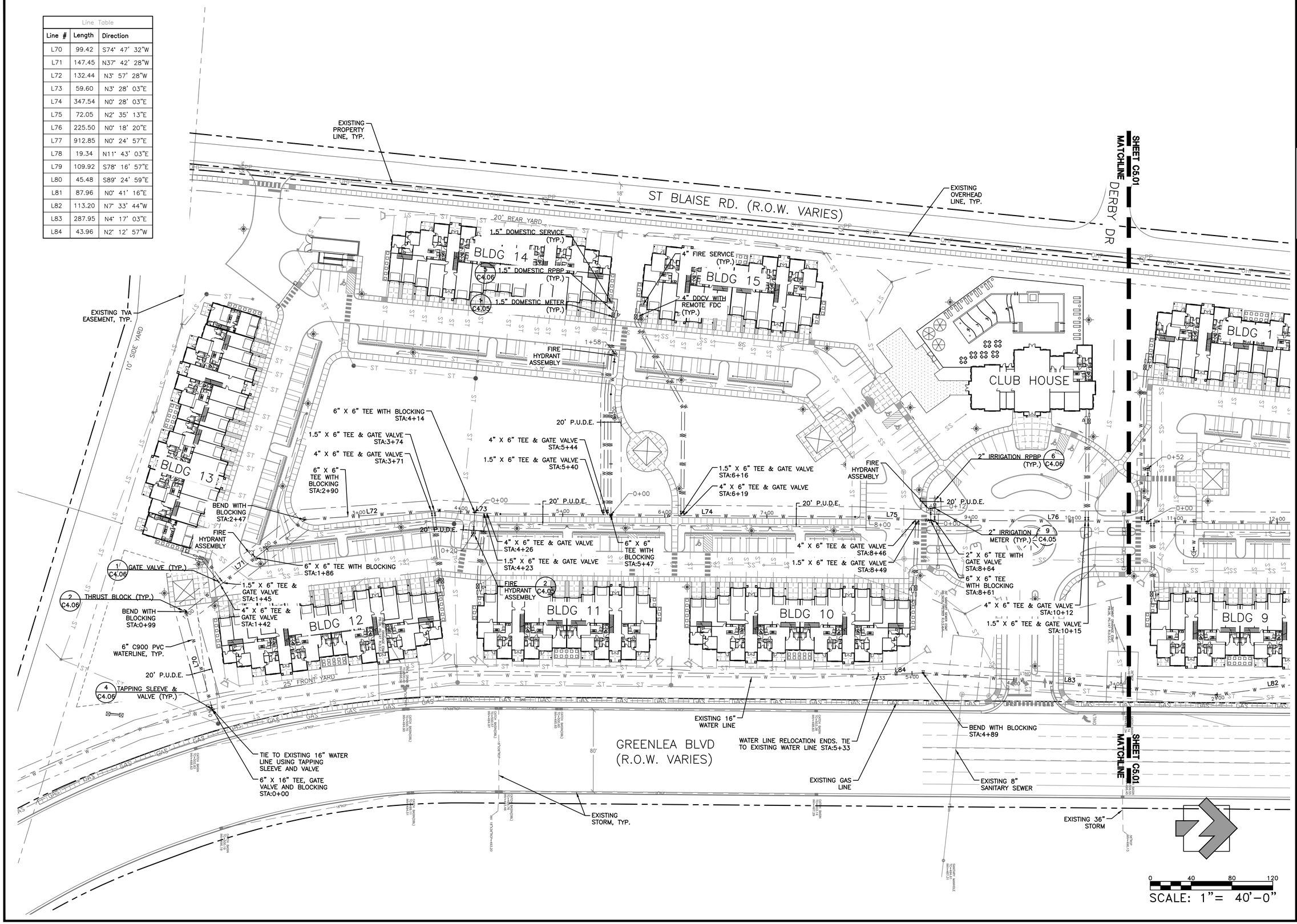

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LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 111666
STATE OF TENNESSEE
9/16/15

PEYTONA DOWNS

FMDP FOR GREENSBORO VILLAGE PUD

PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC

GALLATIN TENNESSEE

REVISIONS

NO.	DATE	BY	COMMENTS

SHEET TITLE

WATER PLAN

PROJECT NUMBER	DATE
14155	09/16/2015
DRAWN BY KC EMN	SCALE 1"=40'
CHECKED BY JC	
SHEET NUMBER C5.02	

LANDSCAPE NOTES:

1. PLANTING BEDS AND PLANT LOCATIONS SHALL BE STAKED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION OF THE PLANTS.
2. PLANTING BEDS SHALL BE CLEARED OF ALL GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS, INCLUDING SPRAYING "ROUND-UP" OR APPROVED SUBSTITUTE TO KILL ACTIVELY GROWING PLANTS. PLANT BEDS SHALL BE PREPARED AS CALLED FOR IN THE SPECIFICATIONS AND DETAILS.
3. ALL OTHER DISTURBED AREAS ARE TO BE SEEDED OR SODDED AS PER THE PLANS. ADDITIONAL SEEDING OR SODDING, IF REQUIRED, WILL BE AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. SEE EROSION CONTROL SHEET FOR SEEDING.
4. PLANTING BEDS SHALL HAVE A THREE (3) INCH SHREDDED HARDWOOD BARK MULCH OVER THE ENTIRE BED, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
5. PRIOR TO PLANTING, ALL PLANTED AREAS SHALL BE TREATED WITH A WATER-SOLUBLE HERBICIDE FOR THE NON-SELECTIVE CONTROL OF ANNUAL AND PERENNIAL WEEDS PRIOR TO PLANTING.
6. ALL TREE AND SHRUB PLANTING PITS SHALL BE BACKFILLED WITH A PLANTING SOIL MIXTURE OF ONE (1) PART ORIGINAL SOIL AND ONE (1) PART TOPSOIL, THOROUGHLY MIXED. SAMPLE OF MIXTURE TO BE APPROVED IN WRITING BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
7. PLANT GROUNDCOVER & ANNUAL BEDS IN SAME MIXTURE AS SHRUBS. AFTER PLANTING & MULCHING, WATER AREAS TO POINT OF SATURATION.
8. ALL PLANTED AREAS ARE TO BE FERTILIZED WITH GRANULAR FERTILIZER. LANDSCAPE CONTRACTOR IS TO PROVIDE SOIL TEST RESULTS AND PROPOSED FERTILIZER APPLICATION RATES TO THE OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL.
9. ALL PLANT MATERIAL IS TO BE NURSERY GROWN AND TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK(ANSI Z60. 1-2004) OR LATEST EDITION. PLANTS NOT IN COMPLIANCE WILL BE REJECTED AND REPLACED WITH PLANTS THAT MEET THE STANDARDS.
10. SPRAY TREES AND SHRUBS WITH AN ANTI-DESICCANT IF FOLIAGE IS PRESENT.
11. EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN THE SAME MANNER AS DECIDUOUS MATERIAL IS PLANTED.
12. DO NOT PRUNE ANY PLANT MATERIAL UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
13. ALL LANDSCAPE MATERIAL SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION. MATERIALS MAY BE VIEWED AT LANDSCAPE CONTRACTOR'S HOLDING SITE OR AT THIS SITE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF THE AVAILABILITY OF THE MATERIALS TO BE INSPECTED.
14. ALL MATERIALS INSPECTED ON THE SITE AND FOUND TO BE UNACCEPTABLE SHALL BE REMOVED FROM THE SITE ON THE DAY OF INSPECTION.
15. FIELD CHANGES MUST BE APPROVED IN WRITING BY THE OWNER OR OWNER'S REPRESENTATIVE.
16. EXISTING PLANT MATERIAL IS TO BE EVALUATED BY THE LANDSCAPE ARCHITECT FOR POSSIBLE RELOCATION ON SITE. THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK.
17. ALL PLANT MATERIAL SHALL BE SUPPLIED BY APPROPRIATE SOURCES TO PREVENT UNDUE STRESS OR PROLONGED ACCLIMATIZATION WHICH WOULD INHIBIT PLANT GROWTH.
18. LANDSCAPE CONTRACTOR IS TO VERIFY PLANT QUANTITIES SHOWN ON PLAN AND IN PLANT LIST. IF DISCREPANCIES OCCUR, LANDSCAPE CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT IMMEDIATELY. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE.
19. EVERGREEN TREES TO BE A MINIMUM OF 6' IN HEIGHT AT TIME OF PLANTING - DECIDUOUS TREES TO BE 2" DBH MIN AT TIME OF PLANTING. SEE PLANT LIST FOR LARGER MATERIAL REQUIRED.
20. MULTI-TRUNK PLANT MATERIAL SHALL BE ONE PLANT GROWN FROM SINGLE SEEDLING. NO CLUMP MULTI-PLANT STOCK WILL BE ACCEPTED.
21. IF IN THE OPINION OF THE LANDSCAPE ARCHITECT, THE CENTRAL LEADER OF ANY TREE HAS BEEN CUT IN THE HISTORY OF THE PLANT'S GROWTH, THE MATERIAL SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER. THE DECISION OF THE LANDSCAPE ARCHITECT WILL BE FINAL.

GENERAL NOTES:

1. UNDERGROUND UTILITIES:
   - 1.1. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, LANDSCAPE ARCHITECT, OR THEIR REPRESENTATIVES. BEFORE YOU DIG, CALL TENNESSEE ONE CALL SYSTEM--1-800-351-1111.
   - 1.2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.
2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO INSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATION FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

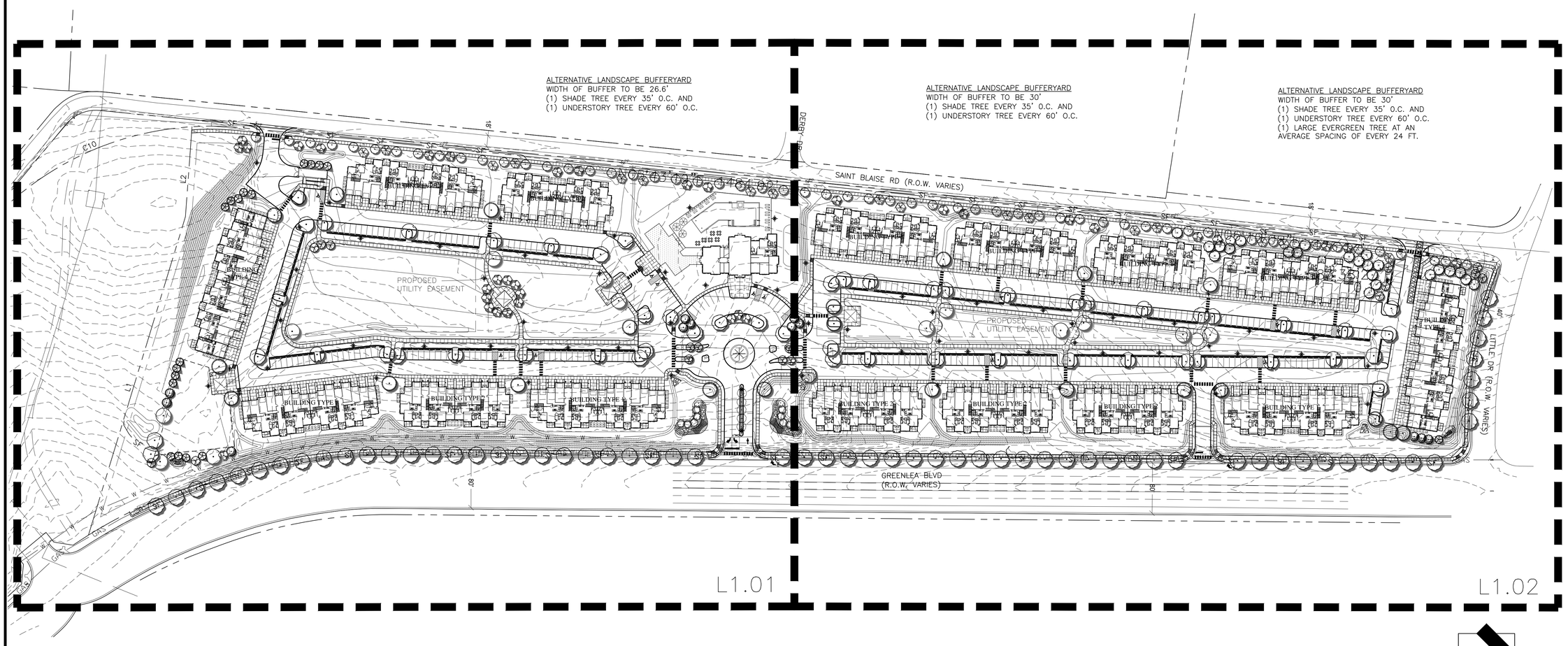
INTERIOR PLANTING AREAS

AT LEAST SIX (6) PERCENT OF THE GROSS AREA OF THE PARKING AREA SHALL BE LANDSCAPED.

- TREE SPACING SHALL NOT EXCEED A MAXIMUM OF ONE HUNDRED NINETY-FIVE (195) FEET OR THREE (3) PARKING MODULES, WHICHEVER IS LESS.
- TREES SHALL BE REQUIRED AT THE MINIMUM RATE OF ONE CANOPY TREE FOR EVERY TEN (10) PARKING SPACES.

NOTE

OWNER WILL ASSUME FULL RESPONSIBILITY FOR ANY INFRASTRUCTURE DAMAGED BY THE INSTALLATION OR GROWTH OF THE TREES AND WILL BE RESPONSIBLE FOR THE LONG TERM CARE AND MAINTENANCE OF THE TREES PLANTED WITHIN THE RIGHT-OF-WAY.



THOSE AREAS THAT ARE NOT SODDED SHALL BE SEEDED.

SEED ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION WITH REBEL II FESCUE AT A RATE OF 250 LB/PER ACRE/STRAW MULCH @ 50 BALES PER ACRE. TYPICAL FOR ALL LOCATIONS.

0 80 160 240

SCALE: 1"= 80'-0"

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JAMES LAWRENCE EASTER REGISTERED LANDSCAPE ARCHITECT
9-16-2015

PEYTONA DOWNS

FMDP FOR GREENSBORO VILLAGE PUD

PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC

GALLATIN TENNESSEE

REVISIONS

NO.	DATE	BY	COMMENTS

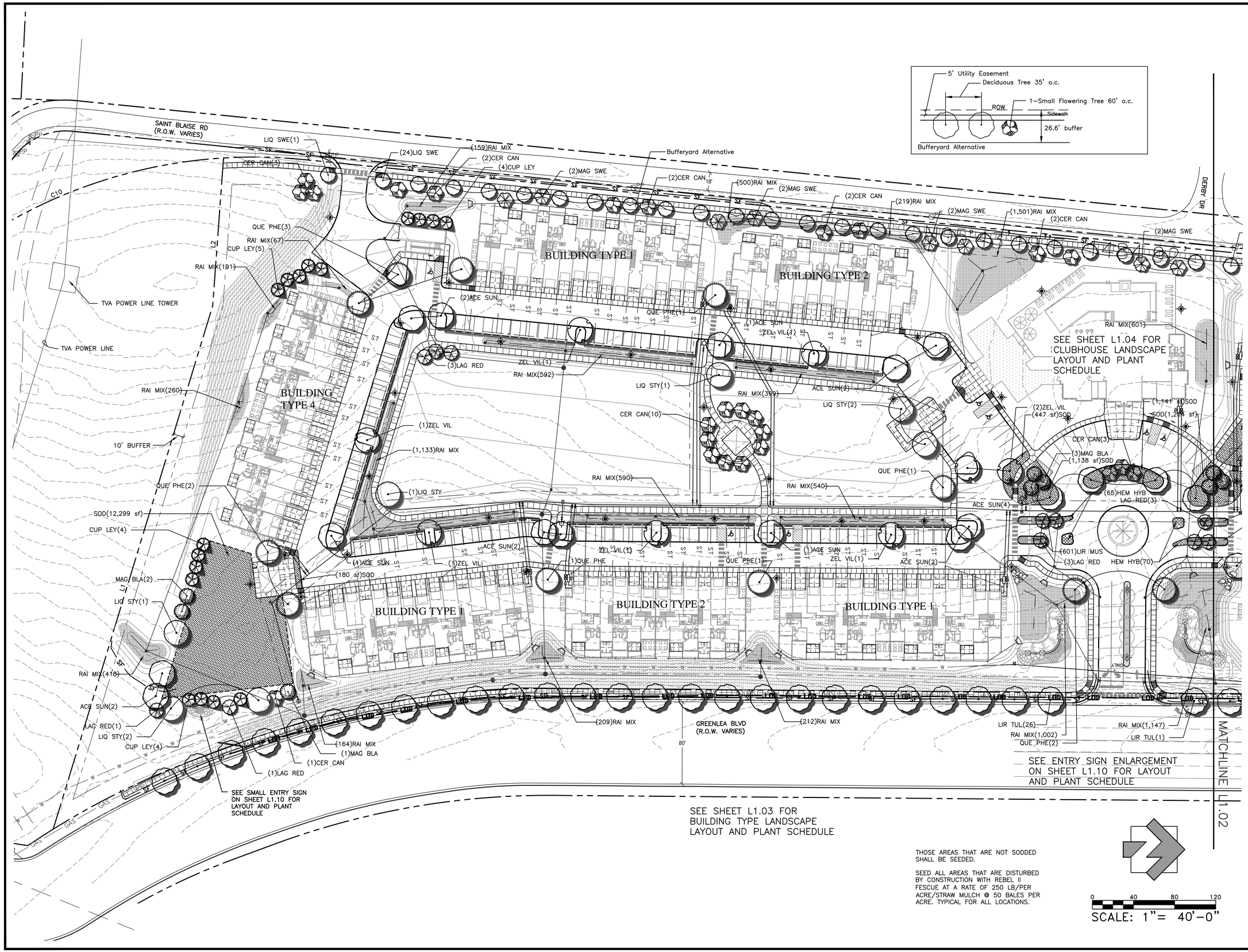
SHEET TITLE

OVERALL SITE LANDSCAPE

PROJECT NUMBER	DATE
14155	09/16/2015
DRAWN BY KC JWS	SCALE 1"=80'
CHECKED BY JC CLC	

SHEET NUMBER

L1.00



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LOSE & ASSOCIATES, INC.
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JAMES LAWRENCE EASTER REGISTERED LANDSCAPE ARCHITECT
9-16-2015

PEYTONA DOWNS

FMDP FOR GREENSBORO VILLAGE PUD

PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC

GALLATIN TENNESSEE

REVISIONS

NO.	DATE	BY	COMMENTS

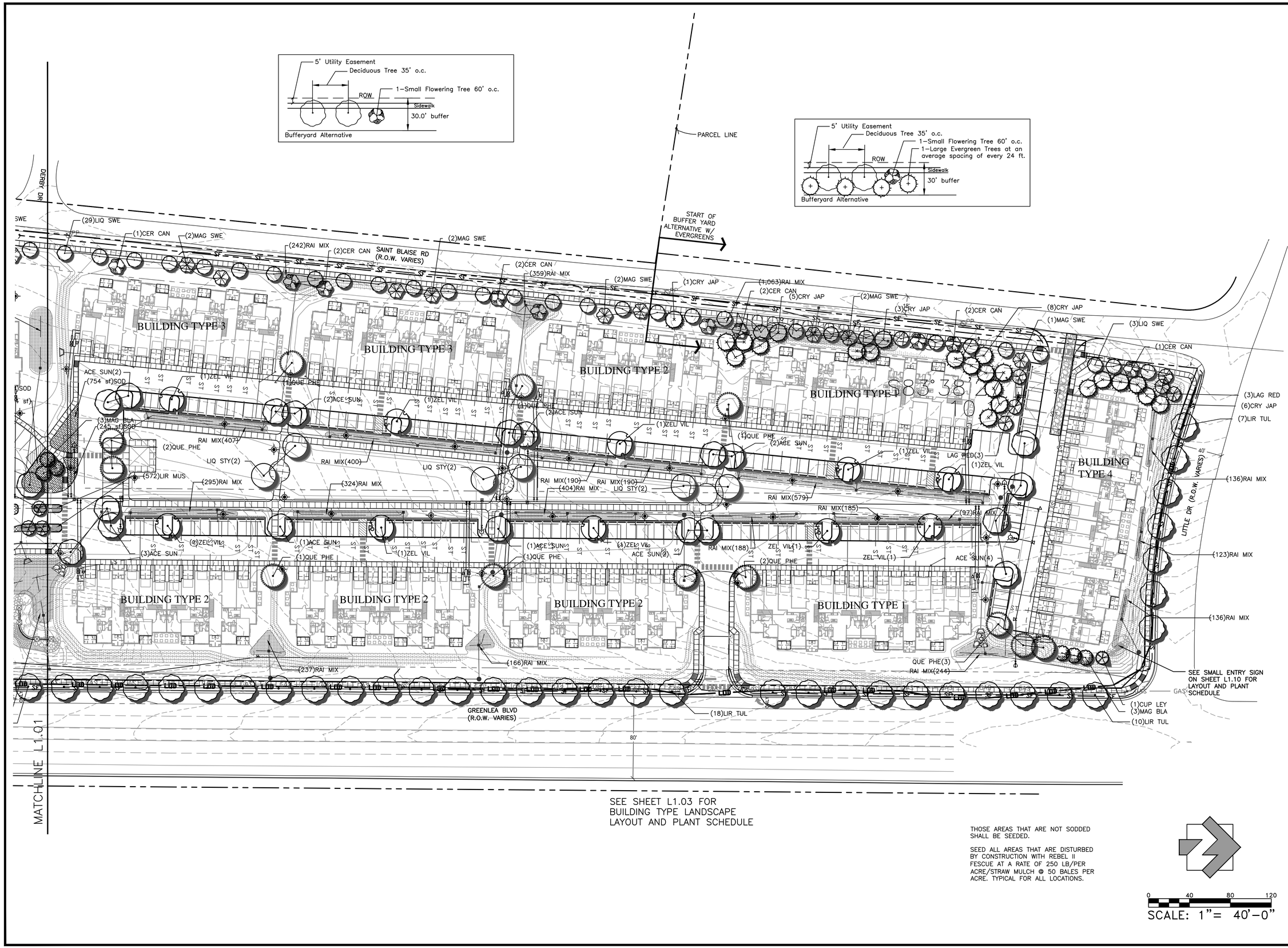
SHEET TITLE

LANDSCAPE ENLARGEMENT

PROJECT NUMBER	DATE
14155	09/16/2015
DRAWN BY KC JWS	SCALE 1"=40'
CHECKED BY JC CLC	

SHEET NUMBER

L1.01



THOSE AREAS THAT ARE NOT SODDED SHALL BE SEEDED.

SEED ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION WITH REBEL II FESCUE AT A RATE OF 250 LB/PER ACRE/STRAW MULCH @ 50 BALES PER ACRE. TYPICAL FOR ALL LOCATIONS.

0 40 80 120

SCALE: 1"= 40'-0"

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LANDSCAPE ENLARGEMENT

PROJECT NUMBER	DATE
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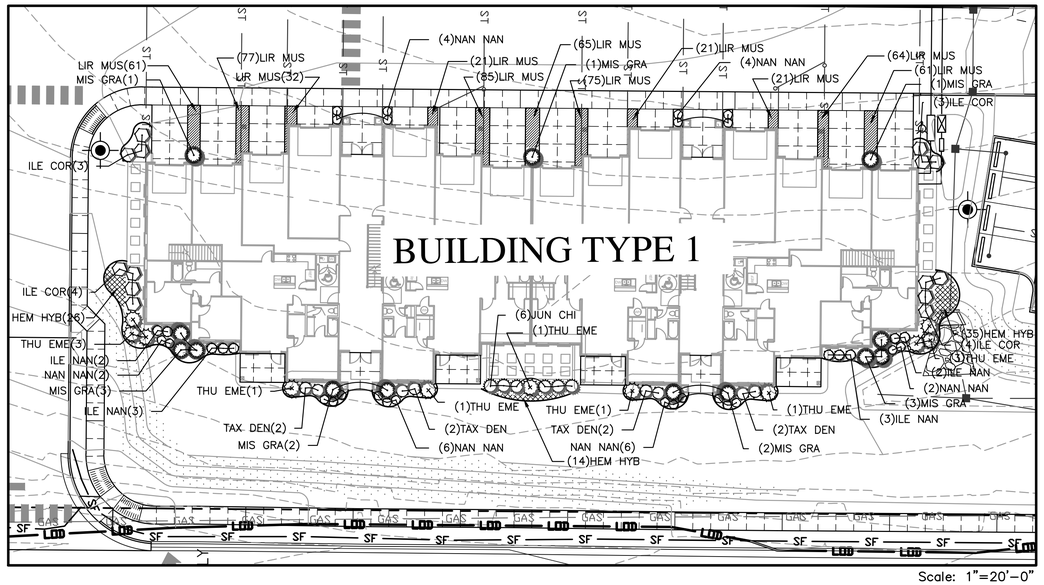
DRAWN BY KC JWS	SCALE 1"=40'
CHECKED BY JC CLC	

SHEET NUMBER

L1.02

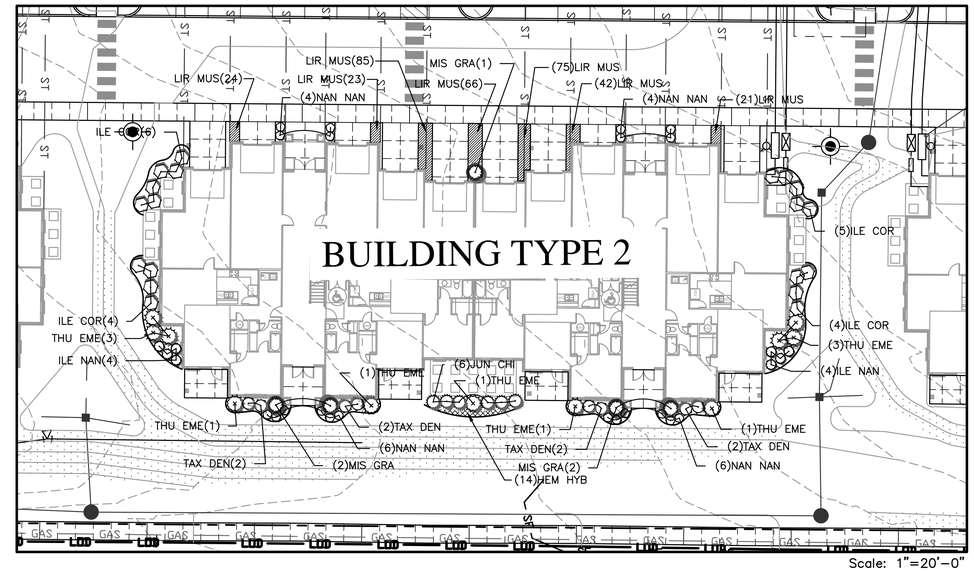


Scale: 1"=20'-0"

TYPICAL PLANT SCHEDULE BUILDING TYPE 1

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	REMARKS
ILE COR	14	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	T.B.D	24"–30"	24"–30"	48" O.C.	FULL PLANT
ILE NAN	10	ILEX VOMITORIA 'NANA'	DWARF YAUPON	T.B.D.	12"–15"	18"–24"	36" O.C.	FULL PLANT
JUN CHI	6	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	T.B.D.	15"–18"	24"–36"	48" O.C.	FULL PLANT
MIS GRA	13	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	T.B.D.	36" TALL	AS SHOWN	AS SHOWN	FULL PLANT
NAN NAN	24	NANDINA DOMESTICA 'NANA PURPUREA'	DWARF PURPLE HEAVENLY BAMBOO	T.B.D.	12"–12"	12"–12"	30" O.C.	FULL PLANT
TAX DEN	8	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	T.B.D.	18"–24"	24"–30"	48" O.C.	FULL PLANT
THU EME	11	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	T.B.D.	6' MIN. HT		AS SHOWN	FULL PLANT

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
HEM HYB	75	HEMEROCALLIS HYBRID 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL	15" o.c.	FULL POT
LIR MUS	583	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE	4"POT	10" o.c.	FULL POT

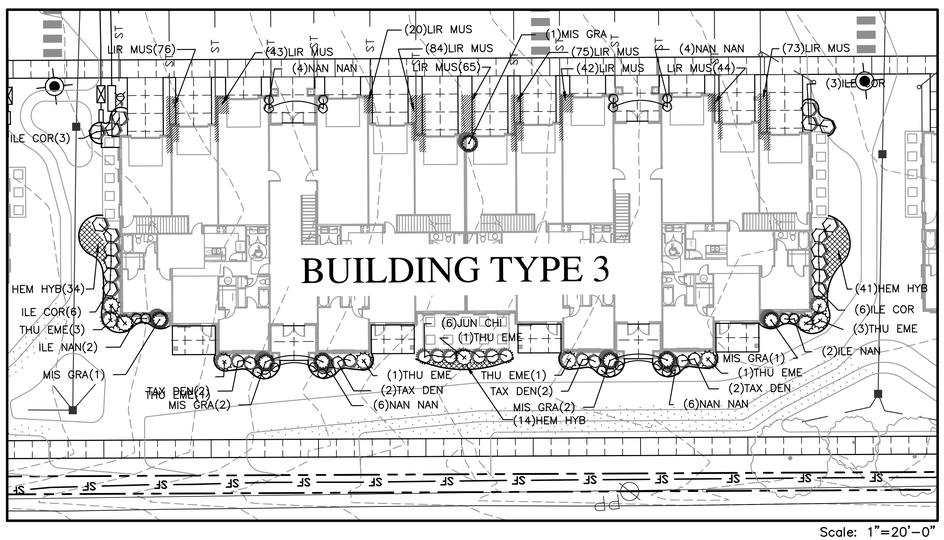


Scale: 1"=20'-0"

TYPICAL PLANT SCHEDULE BUILDING TYPE 2

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	REMARKS
ILE COR	19	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	T.B.D	24"–30"	24"–30"	48" O.C.	FULL PLANT
ILE NAN	8	ILEX VOMITORIA 'NANA'	DWARF YAUPON	T.B.D.	12"–15"	18"–24"	36" O.C.	FULL PLANT
JUN CHI	6	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	T.B.D.	15"–18"	24"–36"	48" O.C.	FULL PLANT
MIS GRA	5	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	T.B.D.	36" TALL	AS SHOWN	AS SHOWN	FULL PLANT
NAN NAN	20	NANDINA DOMESTICA 'NANA PURPUREA'	DWARF PURPLE HEAVENLY BAMBOO	T.B.D.	12"–12"	12"–12"	30" O.C.	FULL PLANT
TAX DEN	8	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	T.B.D.	18"–24"	24"–30"	48" O.C.	FULL PLANT
THU EME	11	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	T.B.D.	6' MIN. HT		AS SHOWN	FULL PLANT

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
HEM HYB	14	HEMEROCALLIS HYBRID 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL	15" o.c.	FULL POT
LIR MUS	336	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE	4"POT	10" o.c.	FULL POT

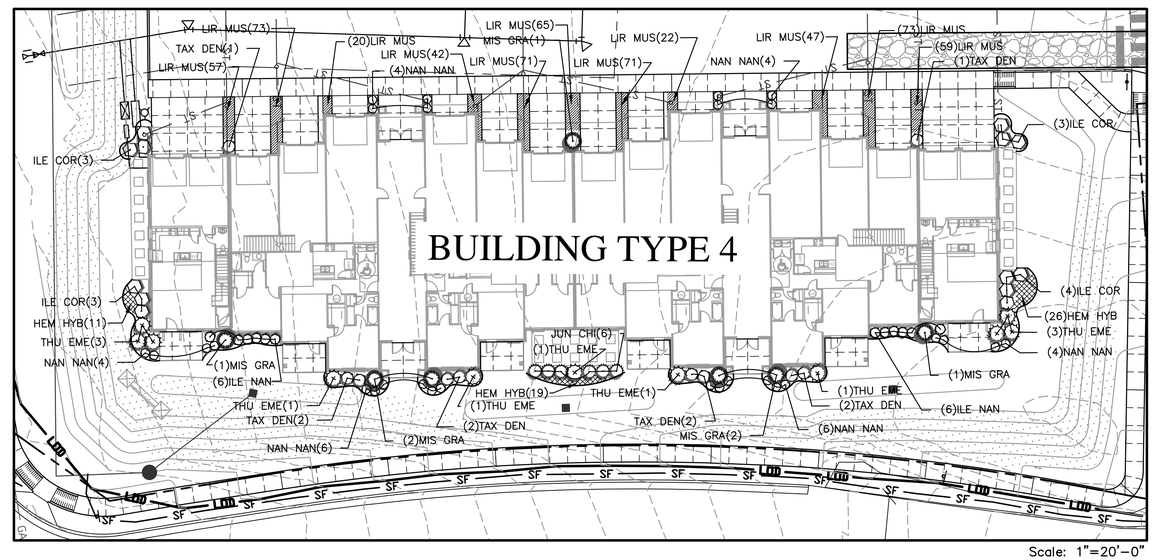


Scale: 1"=20'-0"

TYPICAL PLANT SCHEDULE BUILDING TYPE 3

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	REMARKS
ILE COR	18	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	T.B.D	24"–30"	24"–30"	48" O.C.	FULL PLANT
ILE NAN	4	ILEX VOMITORIA 'NANA'	DWARF YAUPON	T.B.D.	12"–15"	18"–24"	36" O.C.	FULL PLANT
JUN CHI	6	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	T.B.D.	15"–18"	24"–36"	48" O.C.	FULL PLANT
MIS GRA	7	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	T.B.D.	36" TALL	AS SHOWN	AS SHOWN	FULL PLANT
NAN NAN	20	NANDINA DOMESTICA 'NANA PURPUREA'	DWARF PURPLE HEAVENLY BAMBOO	T.B.D.	12"–12"	12"–12"	30" O.C.	FULL PLANT
TAX DEN	8	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	T.B.D.	18"–24"	24"–30"	48" O.C.	FULL PLANT
THU EME	11	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	T.B.D.	6' MIN. HT		AS SHOWN	FULL PLANT

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
HEM HYB	89	HEMEROCALLIS HYBRID 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL	15" o.c.	FULL POT
LIR MUS	522	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE	4"POT	10" o.c.	FULL POT



Scale: 1"=20'-0"

TYPICAL PLANT SCHEDULE BUILDING TYPE 4

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	REMARKS
ILE COR	13	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	T.B.D	24"–30"	24"–30"	48" O.C.	FULL PLANT
ILE NAN	12	ILEX VOMITORIA 'NANA'	DWARF YAUPON	T.B.D.	12"–15"	18"–24"	36" O.C.	FULL PLANT
JUN CHI	6	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	T.B.D.	15"–18"	24"–36"	48" O.C.	FULL PLANT
MIS GRA	7	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	T.B.D.	36" TALL	AS SHOWN	AS SHOWN	FULL PLANT
NAN NAN	28	NANDINA DOMESTICA 'NANA PURPUREA'	DWARF PURPLE HEAVENLY BAMBOO	T.B.D.	12"–12"	12"–12"	30" O.C.	FULL PLANT
TAX DEN	10	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	T.B.D.	18"–24"	24"–30"	48" O.C.	FULL PLANT
THU EME	11	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	T.B.D.	6' MIN. HT		AS SHOWN	FULL PLANT

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
HEM HYB	56	HEMEROCALLIS HYBRID 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL	15" o.c.	FULL POT
LIR MUS	600	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE	4"POT	10" o.c.	FULL POT

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9-16-2015

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GALLATIN TENNESSEE

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SHEET TITLE

LANDSCAPE ENLARGEMENTS

PROJECT NUMBER	DATE
14155	09/16/2015
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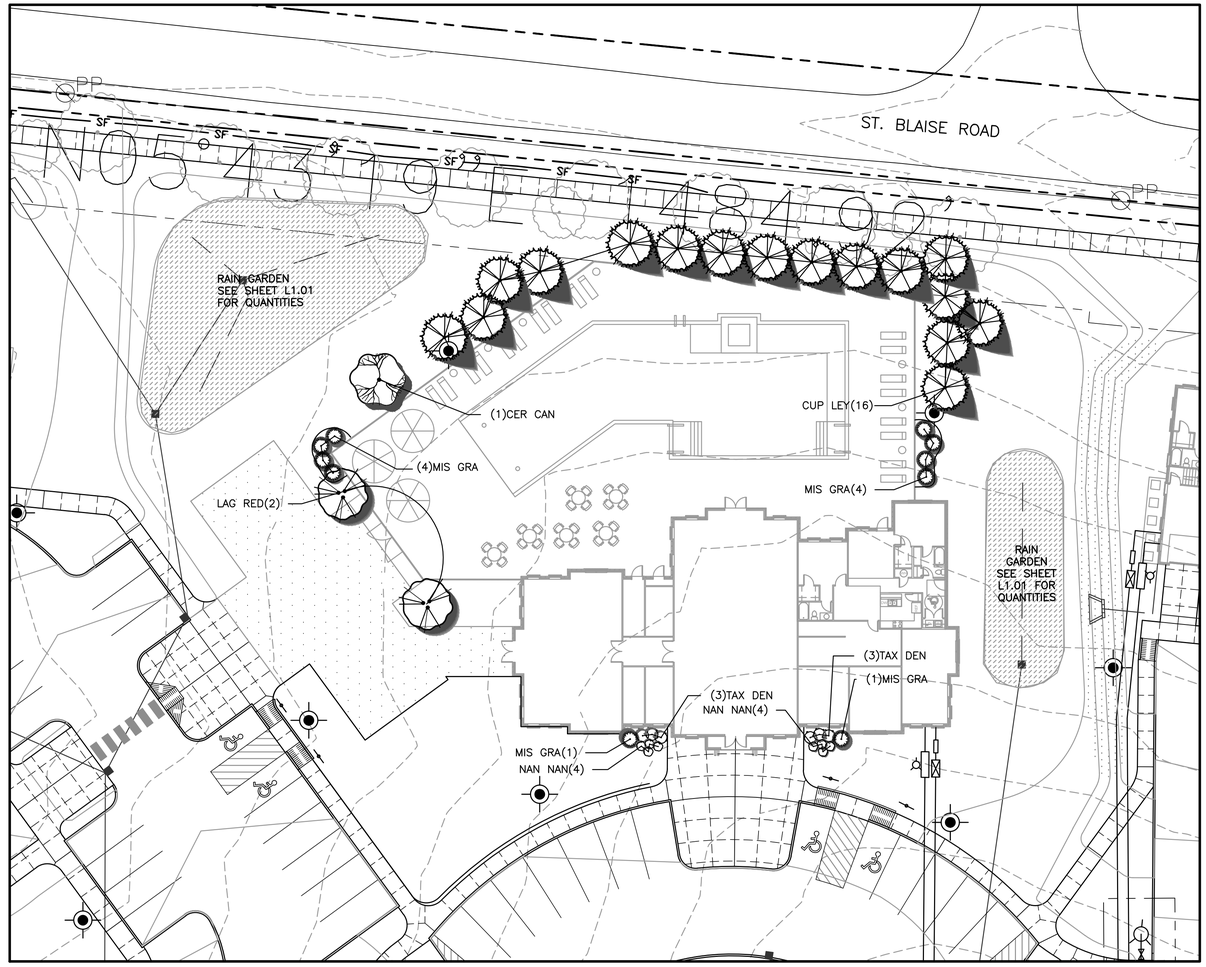
CHECKED BY JC CLC	

SHEET NUMBER

L1.03



Scale: 1"=20'-0"

PLANT SCHEDULE CLUBHOUSE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE		REMARKS
CUP LEY	16	X CUPRESSOCYPARIS LEYLANDII	LEYLANDI CYPRESS	B&B		6'-8' HT		FULL TO GROUND
FLOWERING TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**		**REMARKS**
CER CAN	1	CERCIS CANADENSIS	EASTERN REDBUD	B&B	1.5"CAL	6'-8' HT		MATCHED TREES
LAG RED	2	LAGERSTROEMIA X 'TUSCARORA'	RED CRAPE MYRTLE MULTI-TRUNK	B&B	1" CANES MIN.	6'-8' HT		FULL TREE, 3 CANES MIN.
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**HEIGHT**	**SPREAD**	**SPACING**	**REMARKS**
MIS GRA	10	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	T.B.D.	36" TALL	AS SHOWN	AS SHOWN	FULL PLANT
NAN NAN	8	NANDINA DOMESTICA 'NANA PURPUREA'	DWARF PURPLE HEAVENLY BAMBOO	T.B.D.	12"-12"	12"-12"	30" O.C.	FULL PLANT
TAX DEN	6	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	T.B.D.	18"-24"	24"-30"	48" O.C.	FULL PLANT

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LANDSCAPE ENLARGEMENTS

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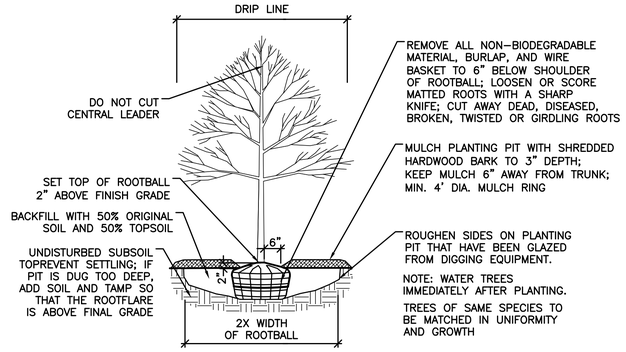
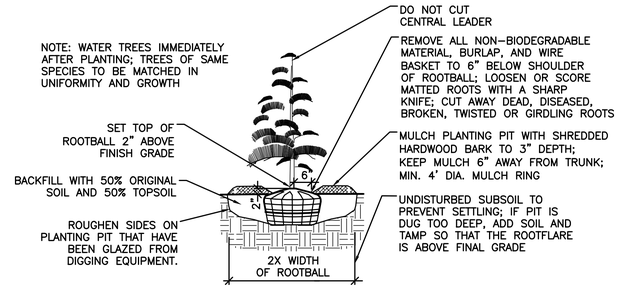
CHECKED BY JC CLC	

SHEET NUMBER

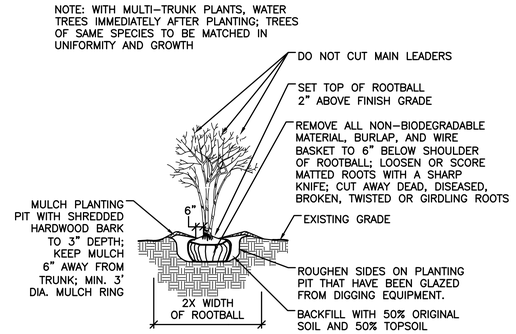
L1.04



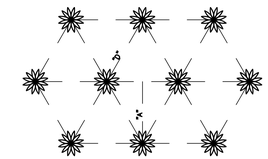
1 DECIDUOUS TREE PLANTING
NOT TO SCALE



2 CONIFER TREE PLANTING
NOT TO SCALE



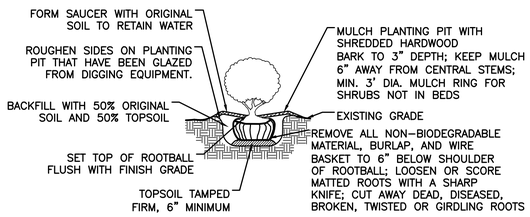
3 TREE PLANTING W/MULTIPLE TRUNKS
NOT TO SCALE



GROUNDCOVERS & BULBS TO BE PLANTED ON TRIANGULAR GRID.
* SEE PLANT LIST FOR REQUIRED SPACING *

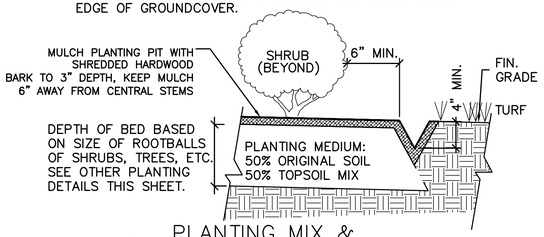
SPACING "D"	ROW WIDTH "A"	NO. OF PLANTS/1 S.F.
6" O.C.	5.2"	4.61
8" O.C.	6.93"	2.60
10" O.C.	8.66"	1.66
12" O.C.	10.4"	1.15
15" O.C.	13.0"	.738
18" O.C.	15.6"	.512
24" O.C.	20.8"	.330

4 GROUNDCOVER SPACING
NOT TO SCALE

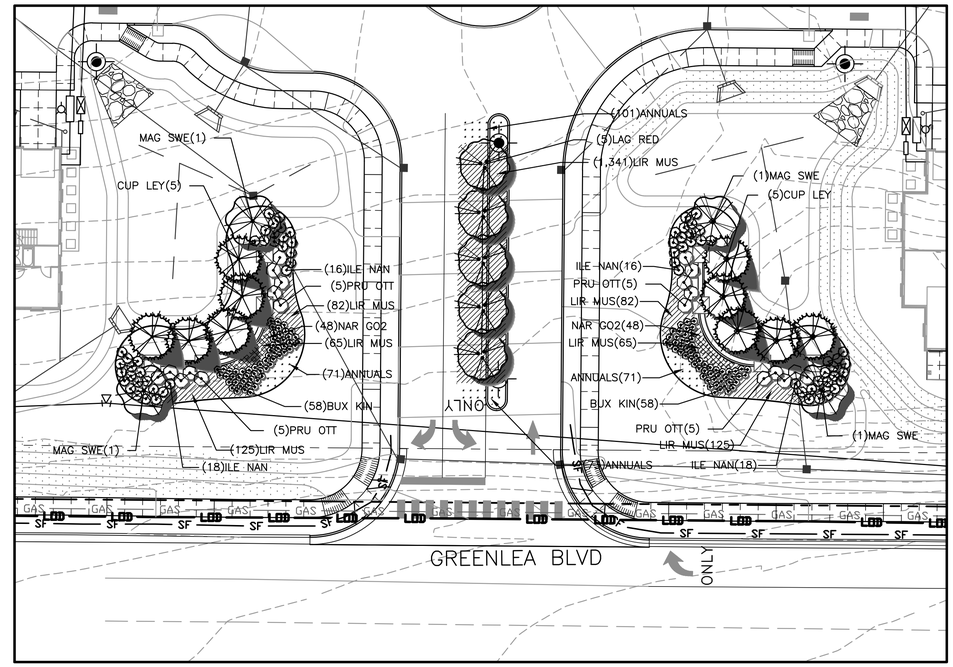


5 SHRUB PLANTING
NOT TO SCALE

DIG TRENCH EDGE WITH SPADE CONTINUOUS ALONG EDGE OF BED & TURF. MULCH TRENCH AS SHOWN.
NOTE: IF EDGE OF BED IS GROUNDCOVER, PLACE TRENCH AT EDGE OF GROUNDCOVER.



6 PLANTING MIX & TRENCH EDGE DETAIL
NOT TO SCALE



Scale: 1"=20'-0"

7 MAIN SIGN ENTRY LANDSCAPE ENLARGEMENT
1"=20'-0"

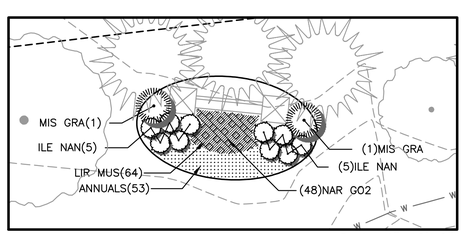
PLANT SCHEDULE OVERALL

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
LIQ SWE	57	LIQUIDAMBAR ROTUNDILOBA	SWEET GUM	B & B	2" CAL MIN	12'-14' HT	
DECIDUOUS TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**	**REMARKS**
ACE SUN	36	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	B&B	3"CAL	10'-12' HT	MATCHING TREES
LIQ STY	13	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM	B&B	2"CAL	10'-12' HT	MATCHING TREES
LIR TUL	62	LIRIODENDRON TULIPIFERA	TULIP TREE	B&B	2"CAL	10'-12' HT	MATCHING TREES
QUE PHE	23	QUERCUS PHELLOS	WILLOW OAK	B&B	2"CAL	10'-12' HT	MATCHING TREES
ZEL VIL	18	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	B&B	2"CAL	10'-12' HT	MATCHING TREES
EVERGREEN TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**	**REMARKS**
CRY JAP	23	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	B&B		6'-8' HT	
MAG BLA	12	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM	SOUTHERN MAGNOLIA	B&B		6'-8' HT	
CUP LEY	18	X CUPRESSOCYPARIS LEYLANDII	LEYLANDI CYPRESS	B&B		6'-8' HT	FULL TO GROUND
FLOWERING TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**	**REMARKS**
CER CAN	35	CERCIS CANADENSIS	EASTERN REDBUD	B&B	1.5"CAL	6'-8' HT	MATCHED TREES
LAG RED	17	LAGERSTROEMIA X 'TUSCARORA'	RED CRAPE MYRTLE MULTI-TRUNK	B&B	1" CANES MIN.	6'-8' HT	FULL TREE, 3 CANES MIN.
MAG SWE	17	MAGNOLIA VIRGINIANA	SWEET BAY	B&B	1" CANES MIN.	8'-10' MIN	MULT TRUNK

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
HEM HYB	135	HEMEROCALLIS HYBRID 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL	15" o.c.	FULL POT
LIR MUS	1,173	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE	4"POT	10" o.c.	FULL POT

RAINGARDEN	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
RAI MIX	15,869	RAINGARDEN MIX 1	RAINGARDEN MIX 1	PLUGS	18" o.c.	PLUGS TO REMAIN IN TRAYS UNTIL PLANTING, CONTRACTOR TO PROTECT FROM SUN AND WIND UNTIL PLANTED

SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
SOD	17,409 SF	FESTUCA HYBRIDA	HYBRID FESCUE	SOD		LAY SOD WITHIN 48 HOURS OF CUTTING



Scale: 1"=10'-0"

8 SMALL ENTRY SIGN LANDSCAPE ENLARGEMENT (TYPICAL)
1"=10'-0"

RAIN GARDEN MIX

WILDFLOWERS:	
ASCLEPIAS INCARNATA / SWAMP MILKWEED	10%
RATIBIDA PINNATA / YELLOW CONEFLOWER	10%
MONARDA DIDYMANA / BEEBALM	10%
GRASSES/SEDGES/RUSHES:	
PANICUM VIRGATUM / SWITCH GRASS	70%

TAKE THE OVERALL NUMBER IN THE RAINGARDEN AND MULTIPLY IT BY THE PERCENTAGES OF PLANT MATERIAL.
EXAMPLE: FOR EVERY 10 SF INSTALL CONTRACTOR SHOULD INSTALL:
(7) SWITCH GRASS
(1) SWAMP MILKWEE
(1) YELLOW CONEFLOWER
(1) BEEBALM

PLANT SCHEDULE MAIN ENTRY SIGN LANDSCAPE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
CUP LEY	10	X CUPRESSOCYPARIS LEYLANDII	LEYLANDI CYPRESS	B&B		6'-8' HT	FULL TO GROUND
FLOWERING TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**	**REMARKS**
LAG RED	5	LAGERSTROEMIA X 'TUSCARORA'	RED CRAPE MYRTLE MULTI-TRUNK	B&B	1" CANES MIN.	6'-8' HT	FULL TREE, 3 CANES MIN.
MAG SWE	4	MAGNOLIA VIRGINIANA	SWEET BAY	B&B	1" CANES MIN.	8'-10' MIN	MULT TRUNK

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	REMARKS
BUX KIN	116	BUXUS MICROPHYLLA 'KINGSVILLE'	KINGSVILLE BOXWOOD	T.B.D.	10"-12"	10"-12"	18" O.C.	FULL PLANT
ILE NAN	68	ILEX VOMITORIA 'NANA'	DWARF YAUPON	T.B.D.	12"-15"	18"-24"	36" O.C.	FULL PLANT
PRU OTT	20	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	LUYKENS LAUREL	T.B.D.	24"-30"	30"-36"	48" O.C.	FULL PLANT

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
ANNUALS	316	ANNUALS		4"POT	12" o.c.	CHOOSE FROM LIST
LIR MUS	1,885	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE	4"POT	10" o.c.	FULL POT
NAR GO2	96	NARCISSUS X 'GOLDEN BELLS'	GOLDEN BELLS DAFFODIL	BULBS	12" o.c.	UNDERPLANT THE LIRIOPE

PLANT SCHEDULE SMALL ENTRY SIGN LANDSCAPING

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	REMARKS
ILE NAN	10	ILEX VOMITORIA 'NANA'	DWARF YAUPON	T.B.D.	12"-15"	18"-24"	36" O.C.	FULL PLANT
MIS GRA	2	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	T.B.D.	36" TALL	AS SHOWN	AS SHOWN	FULL PLANT

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
ANNUALS	53	ANNUALS		4"POT	12" o.c.	CHOOSE FROM LIST
LIR MUS	64	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE	4"POT	10" o.c.	FULL POT
NAR GO2	48	NARCISSUS X 'GOLDEN BELLS'	GOLDEN BELLS DAFFODIL	BULBS	12" o.c.	UNDERPLANT THE LIRIOPE

THE CONTRACTOR WILL MAKE NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL SUBMIT ANY SUBSTITUTIONS IN WRITING TO THE LANDSCAPE ARCHITECT.

THOSE AREAS THAT ARE NOT SODDED SHALL BE SEEDED.

SEED ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION WITH REBEL II FESCUE AT A RATE OF 250 LB/PER ACRE/STRAW MULCH @ 50 BALES PER ACRE. TYPICAL FOR ALL LOCATIONS.

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JAMES LAWRENCE EASTER REGISTERED LANDSCAPE ARCHITECT
9-16-2015

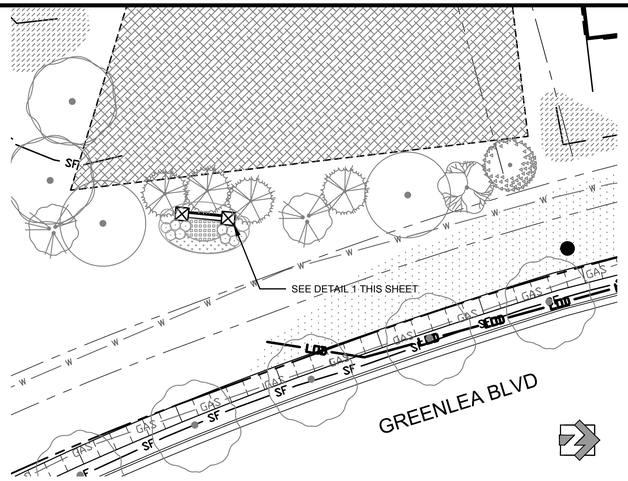
PEYTONA DOWNS
FMDP FOR GREENSBORO VILLAGE PUD
PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC
GALLATIN TENNESSEE

REVISIONS

NO.	DATE	BY	COMMENTS

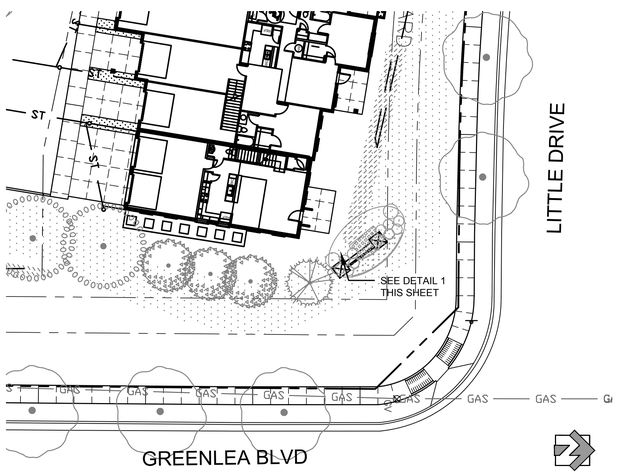
SHEET TITLE
LANDSCAPE DETAILS

PROJECT NUMBER 14155	DATE 09/16/2015
DRAWN BY KC JWS	SCALE 1"=40'
CHECKED BY JC CLC	
SHEET NUMBER L1.10	



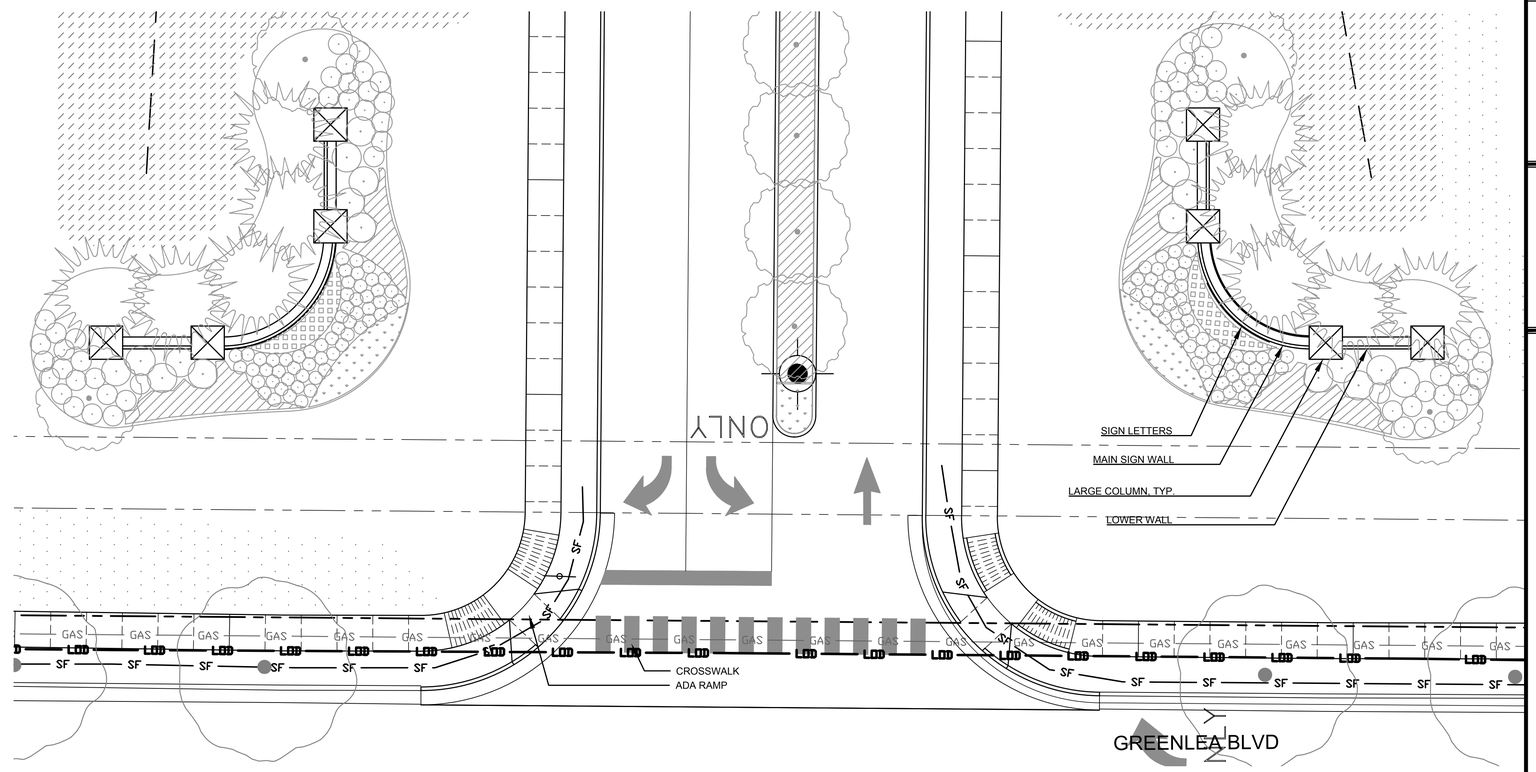
MONUMENT SIGN 1 - PLAN

SCALE: 1" = 20'



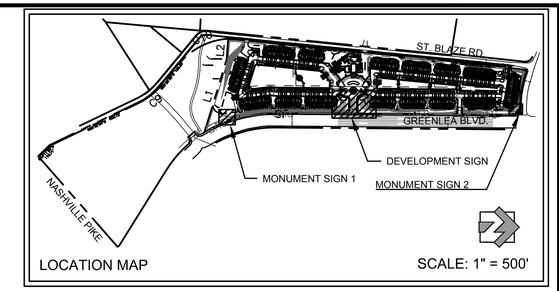
MONUMENT SIGN 2 - PLAN

SCALE: 1" = 20'



ENTRY SIGNAGE - PLAN

SCALE: 1" = 10'

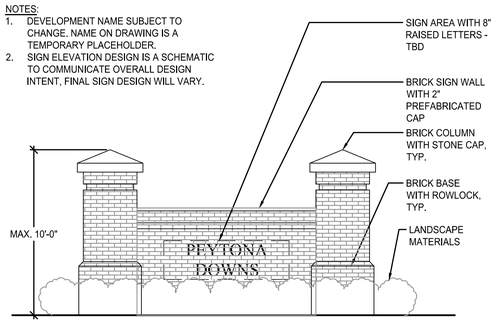


LOCATION MAP

SCALE: 1" = 500'

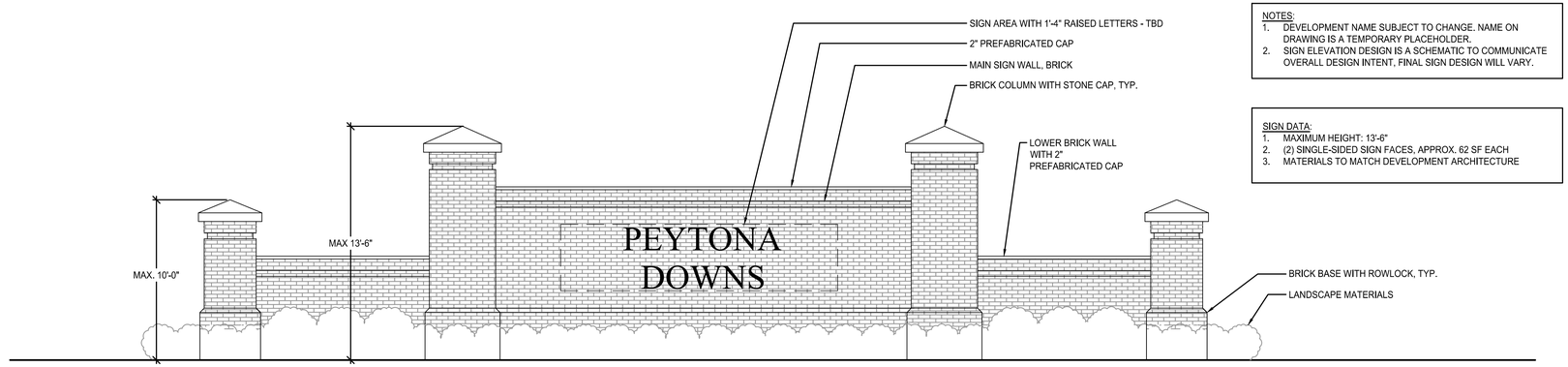
SIGN DATA:
1. MAXIMUM HEIGHT: 10'-0"
2. (2) SINGLE-SIDED SIGN FACES, APPROX. 15 SF EACH
3. MATERIALS TO MATCH DEVELOPMENT ARCHITECTURE

NOTES:
1. DEVELOPMENT NAME SUBJECT TO CHANGE. NAME ON DRAWING IS A TEMPORARY PLACEHOLDER.
2. SIGN ELEVATION DESIGN IS A SCHEMATIC TO COMMUNICATE OVERALL DESIGN INTENT, FINAL SIGN DESIGN WILL VARY.



1 MONUMENT SIGN ELEVATION

SCALE: 1/4" = 1'-0"



NOTES:
1. DEVELOPMENT NAME SUBJECT TO CHANGE. NAME ON DRAWING IS A TEMPORARY PLACEHOLDER.
2. SIGN ELEVATION DESIGN IS A SCHEMATIC TO COMMUNICATE OVERALL DESIGN INTENT, FINAL SIGN DESIGN WILL VARY.

SIGN DATA:
1. MAXIMUM HEIGHT: 13'-6"
2. (2) SINGLE-SIDED SIGN FACES, APPROX. 62 SF EACH
3. MATERIALS TO MATCH DEVELOPMENT ARCHITECTURE

2 DEVELOPMENT SIGN ELEVATION

SCALE: 1/4" = 1'-0"

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9-16-2015

PEYTONA DOWNS

FMDP FOR GREENSBORO VILLAGE PUD

PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC

GALLATIN TENNESSEE

REVISIONS

NO.	DATE	BY	COMMENTS

SHEET TITLE

PROJECT NUMBER	DATE
14155	09/16/2015
DRAWN BY KC	SCALE
CHECKED BY JC	

SHEET NUMBER

L3.00

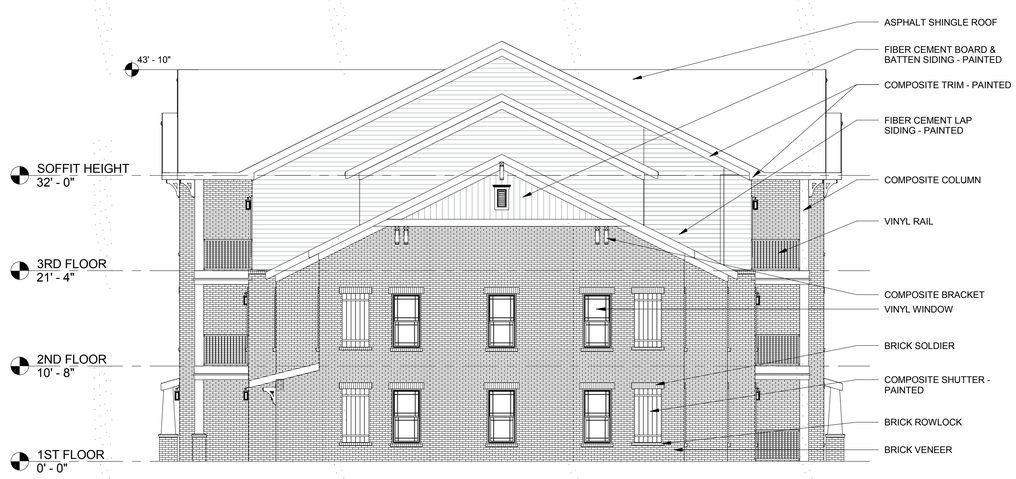
BRICK VENEER PERCENTAGE

OVERALL - 72%
FRONT & REAR ELEVATIONS - 73%
END ELEVATIONS - 71%

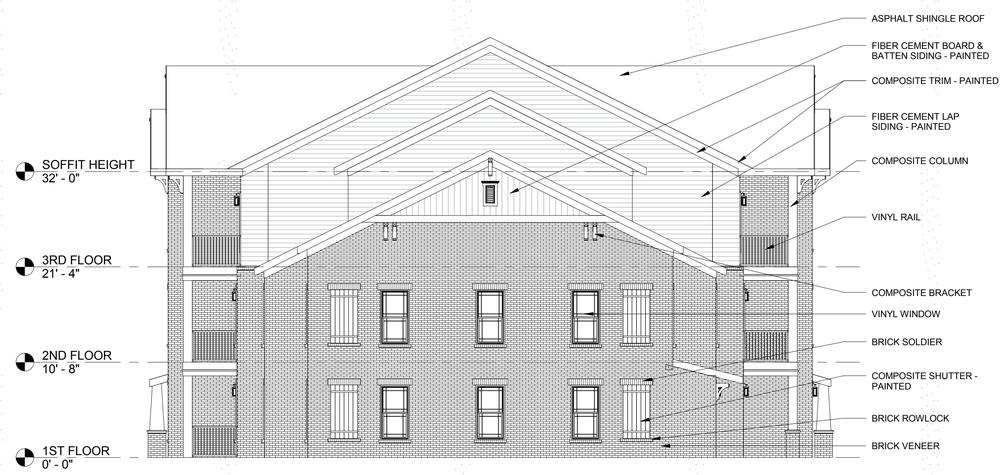
NOTE:
COLORED ELEVATION SHOWS COLORS REPRESENTATIVE OF THE MATERIALS. REFER TO COLOR SELECTIONS FOR MORE INFORMATION

1 DRC FRONT ELEVATION
1/8" = 1'-0"

2 DRC REAR ELEVATION
1/8" = 1'-0"



3 DRC LEFT SIDE ELEVATION
1/8" = 1'-0"



4 DRC RIGHT SIDE ELEVATION
1/8" = 1'-0"

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5101 WHEELIS DRIVE
SUITE 215
MEMPHIS, TN 38117
T: 901.767.3924
F: 901.767.7136
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GREENLEA BLVD.
GALLATIN, TENNESSEE

JAMES CURT PIERCE
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
NO. 102254
STATE OF TENNESSEE
4-14-15

BUILDING TYPE I ELEVATIONS

REVISIONS

Revision Date	Rev. No.	Revision Description

PROJECT NUMBER
831014

DATE OF ORIGINAL ISSUE
August 26, 2015

SHEET NUMBER
A1

8/25/2015 4:43:09 PM

BRICK VENEER PERCENTAGE

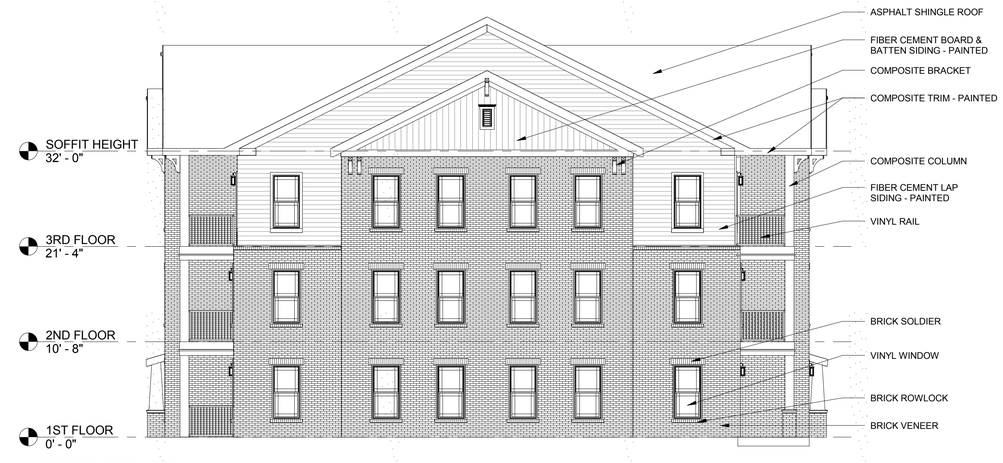
OVERALL - 72%
FRONT & REAR ELEVATIONS - 71%
END ELEVATIONS - 73%

NOTE:
COLORED ELEVATION SHOWS COLORS REPRESENTATIVE OF THE MATERIALS. REFER TO COLOR SELECTIONS FOR MORE INFORMATION

1 DRC FRONT ELEVATION
1/8" = 1'-0"

2 DRC REAR ELEVATION
1/8" = 1'-0"

3 DRC LEFT ELEVATION
1/8" = 1'-0"



4 DRC RIGHT ELEVATION
1/8" = 1'-0"

8/25/2015 4:45:46 PM

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SUITE 215
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GALLATIN, TENNESSEE

JAMES CURT PIERCE
REGISTERED ARCHITECT
AGRICULTURE
COMMISSION NO. 102254
STATE OF TENNESSEE

BUILDING TYPE II ELEVATIONS

REVISIONS

Revision Date	Rev. No.	Revision Description

PROJECT NUMBER
831014

DATE OF ORIGINAL ISSUE
August 26, 2015

SHEET NUMBER

A2

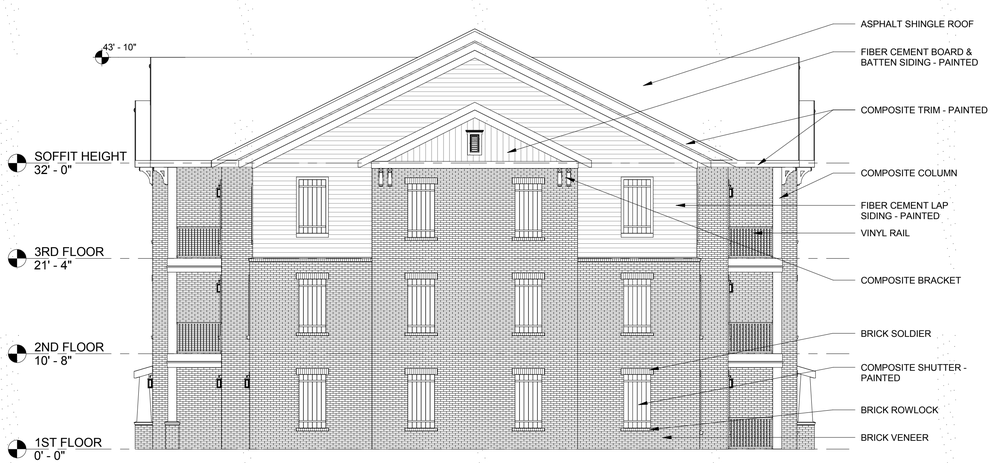
BRICK VENEER PERCENTAGE

OVERALL - 75%
FRONT & REAR ELEVATIONS - 76%
END ELEVATIONS - 74%

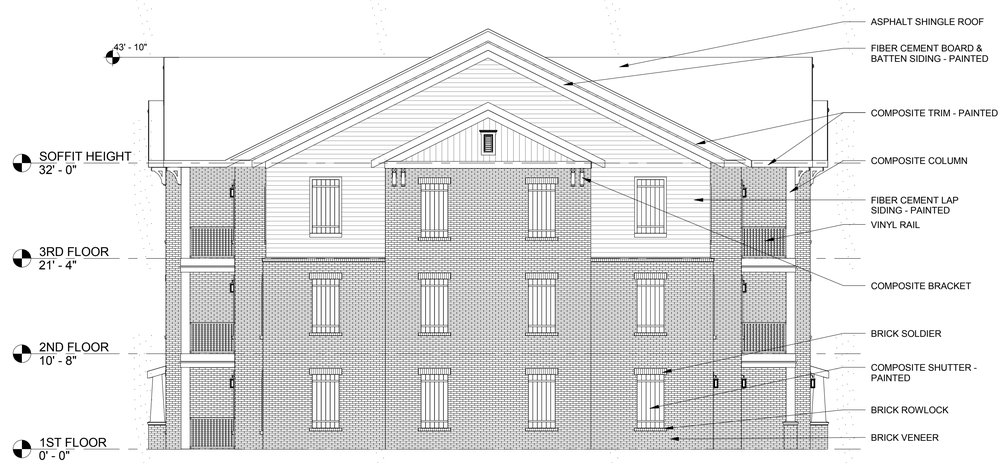
NOTE:
COLORED ELEVATION SHOWS COLORS REPRESENTATIVE OF THE MATERIALS. REFER TO COLOR SELECTIONS FOR MORE INFORMATION

1 DRC FRONT ELEVATION
1/8" = 1'-0"

2 DRC REAR ELEVATION
1/8" = 1'-0"



3 DRC LEFT SIDE ELEVATION
1/8" = 1'-0"



4 DRC RIGHT SIDE ELEVATION
1/8" = 1'-0"

8/25/2015 4:50:31 PM

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SUITE 215
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GALLATIN, TENNESSEE

BUILDING TYPE III ELEVATIONS

REVISIONS

Revision Date	Rev. No.	Revision Description

PROJECT NUMBER
831014

DATE OF ORIGINAL ISSUE
August 26, 2015

SHEET NUMBER

A3

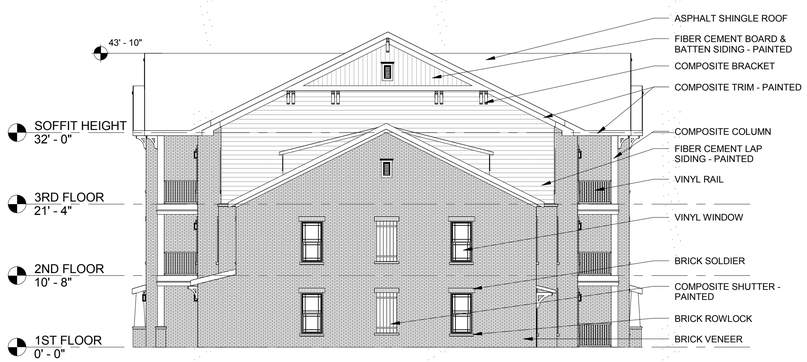
BRICK VENEER PERCENTAGE

OVERALL - 75%
FRONT & REAR ELEVATIONS - 77%
END ELEVATIONS - 72%

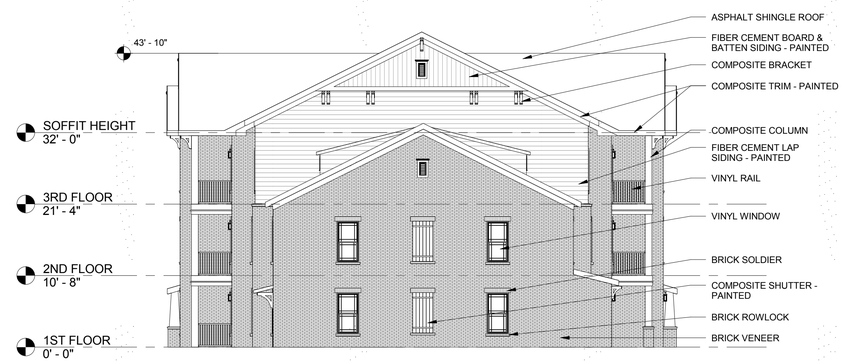
NOTE:
COLORED ELEVATION SHOWS COLORS REPRESENTATIVE OF THE MATERIALS. REFER TO COLOR SELECTIONS FOR MORE INFORMATION

1 DRC FRONT ELEVATION
3/32" = 1'-0"

2 DRC REAR ELEVATION
3/32" = 1'-0"



3 DRC LEFT SIDE ELEVATION
3/32" = 1'-0"



4 DRC RIGHT SIDE ELEVATION
3/32" = 1'-0"

8/25/2015 4:48:22 PM

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SUITE 215
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GREENLEA BLVD.
GALLATIN, TENNESSEE

BUILDING TYPE IV ELEVATIONS

REVISIONS

Revision Date	Rev. No.	Revision Description

PROJECT NUMBER
831014

DATE OF ORIGINAL ISSUE
August 26, 2015

SHEET NUMBER

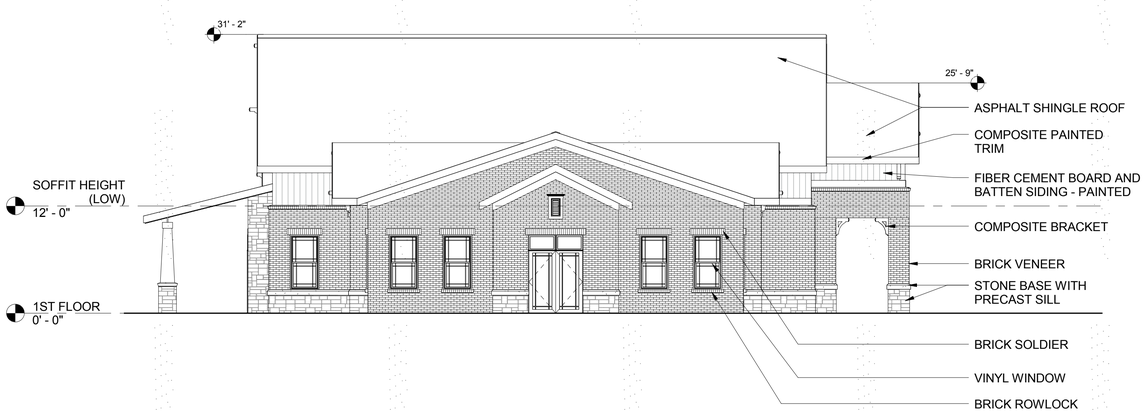
A4

BRICK VENEER PERCENTAGE

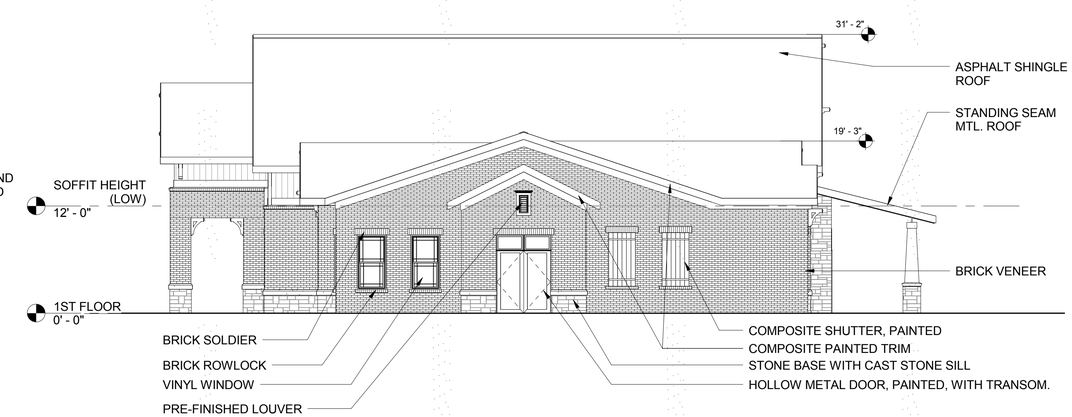
OVERALL - 83%
FRONT & REAR ELEVATIONS - 73%
END ELEVATIONS - 92%

1 DRC FRONT ELEVATION
1/8" = 1'-0"

2 DRC REAR ELEVATION
1/8" = 1'-0"



3 DRC LEFT SIDE ELEVATION
1/8" = 1'-0"



4 DRC RIGHT SIDE ELEVATION
1/8" = 1'-0"

9/11/2015 3:38:32 PM

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MAKOWSKY RINGEL GREENBERG

GREENLEA BLVD.
GALLATIN, TENNESSEE

BUILDING TYPE V ELEVATIONS

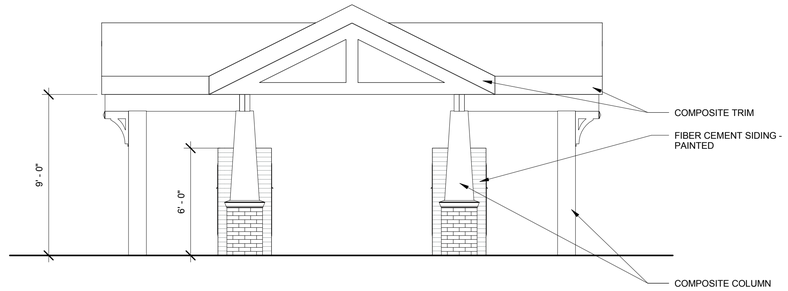
REVISIONS

Revision Date	Rev. No.	Revision Description

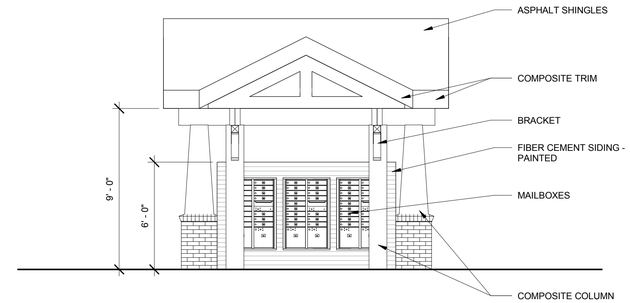
PROJECT NUMBER
831014

DATE OF ORIGINAL ISSUE
September 4, 2015

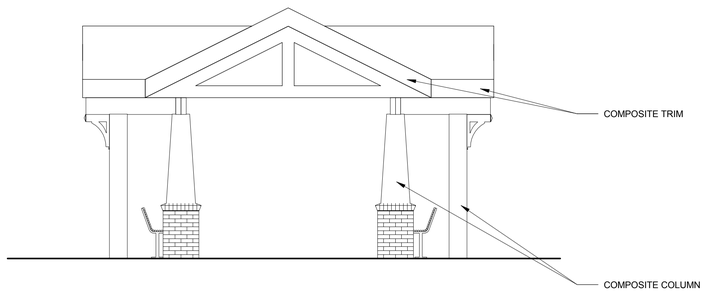
SHEET NUMBER
A5



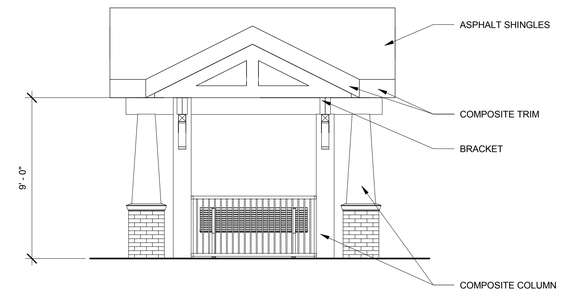
1 FRONT ELEVATION @ MAILBOX SHELTER
1/4" = 1'-0"



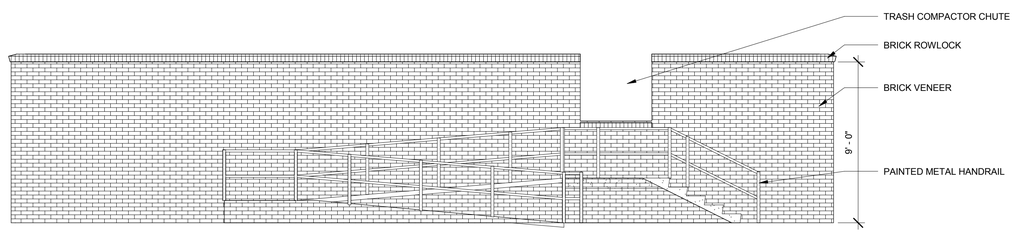
2 SIDE ELEVATION @ MAILBOX SHELTER
1/4" = 1'-0"



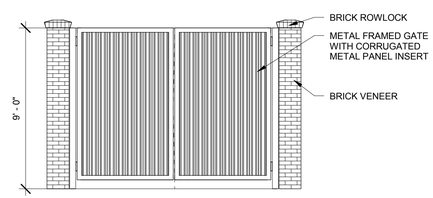
3 FRONT ELEVATION @ GAZEBO
1/4" = 1'-0"



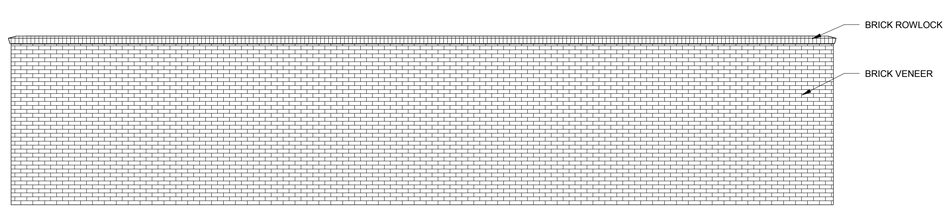
4 SIDE ELEVATION @ GAZEBO
1/4" = 1'-0"



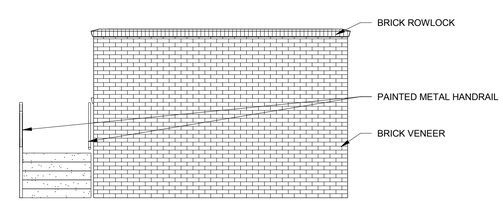
5 DRC DUMPSTER ENCLOSURE - SOUTH ELEVATION
1/4" = 1'-0"



6 DRC DUMPSTER ENCLOSURE - WEST ELEVATION
1/4" = 1'-0"



7 DRC DUMPSTER ENCLOSURE - NORTH ELEVATION
1/4" = 1'-0"



8 DRC DUMPSTER ENCLOSURE - EAST ELEVATION
1/4" = 1'-0"

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5101 WHEELIS DRIVE
SUITE 215
MEMPHIS, TN 38117
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F: 901.767.7136
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MAKOWSKY RINGEL GREENBERG

GREENLEA BLVD.
GALLATIN, TENNESSEE

ACCESSORY BUILDING ELEVATIONS

REVISIONS

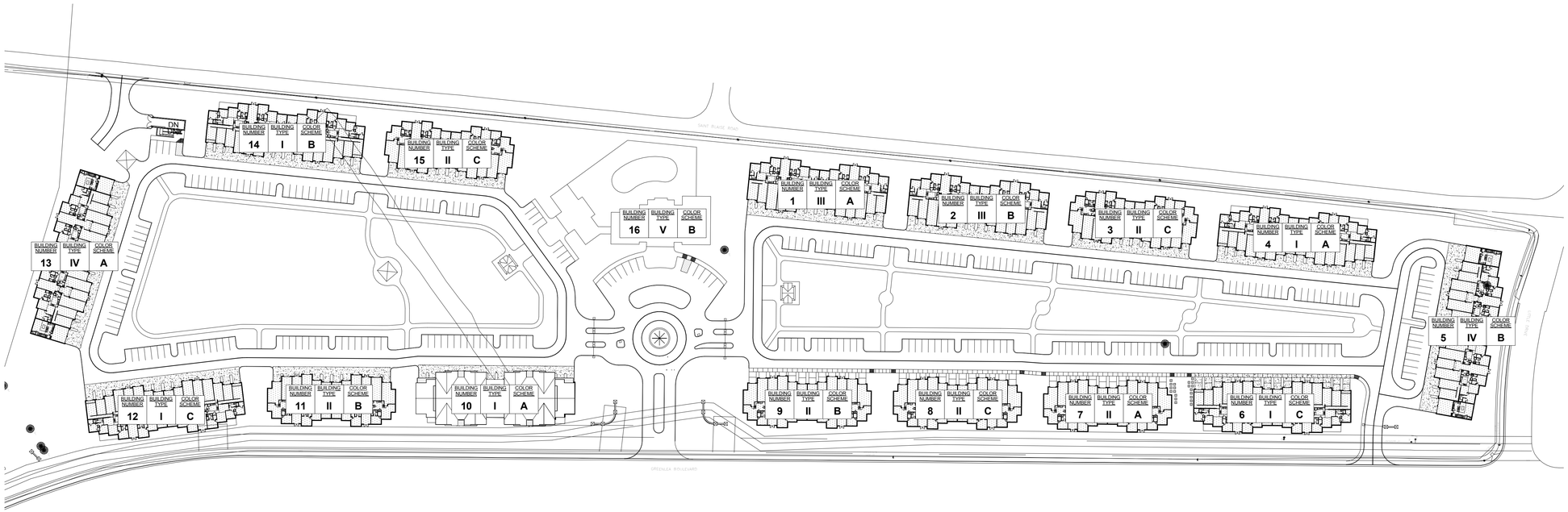
Revision Date	Rev. No.	Revision Description

PROJECT NUMBER
831014

DATE OF ORIGINAL ISSUE
August 26, 2015

SHEET NUMBER
A6

8/25/2015 4:40:40 PM



1 DRC SITE PLAN
1" = 80'-0"

EXTERIOR COLOR LEGEND

A COLOR SCHEME

BRICK VENEER
GENERAL SHALE SENECA BLEND OR APPROVED EQUAL

SIDING (LAP AND BOARD & BATTEN)
TO MATCH BENJAMIN MOORE 1510 DRIED BASIL

DOOR PANELS & SHUTTERS
TO MATCH BENJAMIN MOORE 2137-30 DURANGO

TRIM
TO MATCH FARRELL CALHOUN 401 CEILING WHITE COLOR

ROOF SHINGLES
TAMKO ELITE GLASS-SEAL - OXFORD GRAY

STANDING SEAM METAL ROOFING
SLATE GRAY

B COLOR SCHEME

BRICK VENEER
GENERAL SHALE SENECA BLEND OR APPROVED EQUAL

SIDING (LAP AND BOARD & BATTEN)
TO MATCH BENJAMIN MOORE 1594 SHAKER GRAY

DOOR PANELS & SHUTTERS
TO MATCH BENJAMIN MOORE 2137-30 DURANGO

TRIM
TO MATCH FARRELL CALHOUN 401 CEILING WHITE COLOR

ROOF SHINGLES
TAMKO ELITE GLASS-SEAL - OXFORD GRAY

STANDING SEAM METAL ROOFING
SLATE GRAY

C COLOR SCHEME

BRICK VENEER
GENERAL SHALE SENECA BLEND OR APPROVED EQUAL

SIDING (LAP AND BOARD & BATTEN)
TO MATCH BENJAMIN MOORE HC-83 GRANT BEIGE

DOOR PANELS & SHUTTERS
TO MATCH BENJAMIN MOORE 2137-30 DURANGO

TRIM
TO MATCH FARRELL CALHOUN 401 CEILING WHITE COLOR

ROOF SHINGLES
TAMKO ELITE GLASS-SEAL - OXFORD GRAY

STANDING SEAM METAL ROOFING
SLATE GRAY

NOTES:
1. IN ALL COLOR SCHEMES, WINDOWS, COLUMNS, RAILINGS, METAL GARAGE DOORS, GUTTERS & DOWNSPOUTS, ETC. TO BE PRE-FINISHED WHITE
2. ALL ROOF VENTS TO BE PAINTED TO MATCH ROOF COLOR
3. ALL VENTS, PENETRATIONS, METERS, ETC. ON EXTERIOR WALLS SHALL BE PAINTED TO MATCH THE ADJACENT WALL

EXTERIOR COLOR & MATERIAL SELECTIONS

NOTE:
REPRODUCTION OF PRODUCT COLOR AND TEXTURES ARE AS ACCURATE AS TECHNOLOGY AND PRINTING CAPABILITIES WILL PERMIT. REFER TO PHYSICAL SAMPLES.

1510
dried basil

1594
shaker gray

HC-83
grant beige

2137-30
durango

BRICK
SENECA BLEND - GENERAL SHALE

TRIM COLOR
CEILING WHITE

ASPHALT SHINGLES
OXFORD GRAY - TAMKO

METAL ROOFING
SLATE GRAY - PAC CLAD

FLEMING architects
5101 WHEELIS DRIVE
SUITE 215
MEMPHIS, TN 38117
T: 901.767.3924
F: 901.767.7136
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MAKOWSKY RINGEL GREENBERG

GREENLEA BLVD.
GALLATIN, TENNESSEE

REVISIONS		
Revision Date	Rev. No.	Revision Description

PROJECT NUMBER
831014

DATE OF ORIGINAL ISSUE
September 4, 2015

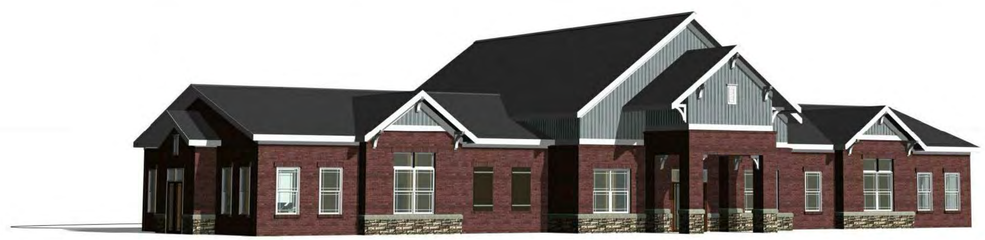
SHEET NUMBER
A7

EXTERIOR MATERIAL SELECTIONS

9/11/2015 3:19:28 PM

BUILDING TYPE I - EXTERIOR VIEW

BUILDING TYPE II - EXTERIOR VIEW



CLUBHOUSE BUILDING TYPE V - EXTERIOR VIEW

BUILDING TYPE III - EXTERIOR VIEW

BUILDING TYPE IV - EXTERIOR VIEW

FLEMING architects

5101 WHEELIS DRIVE
SUITE 215
MEMPHIS, TN 38117
T: 901.767.3924
F: 901.767.7136
www.flemingarchitects.com

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831014

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September 4, 2015

SHEET NUMBER

A8

COLOR EXTERIOR VIEWS

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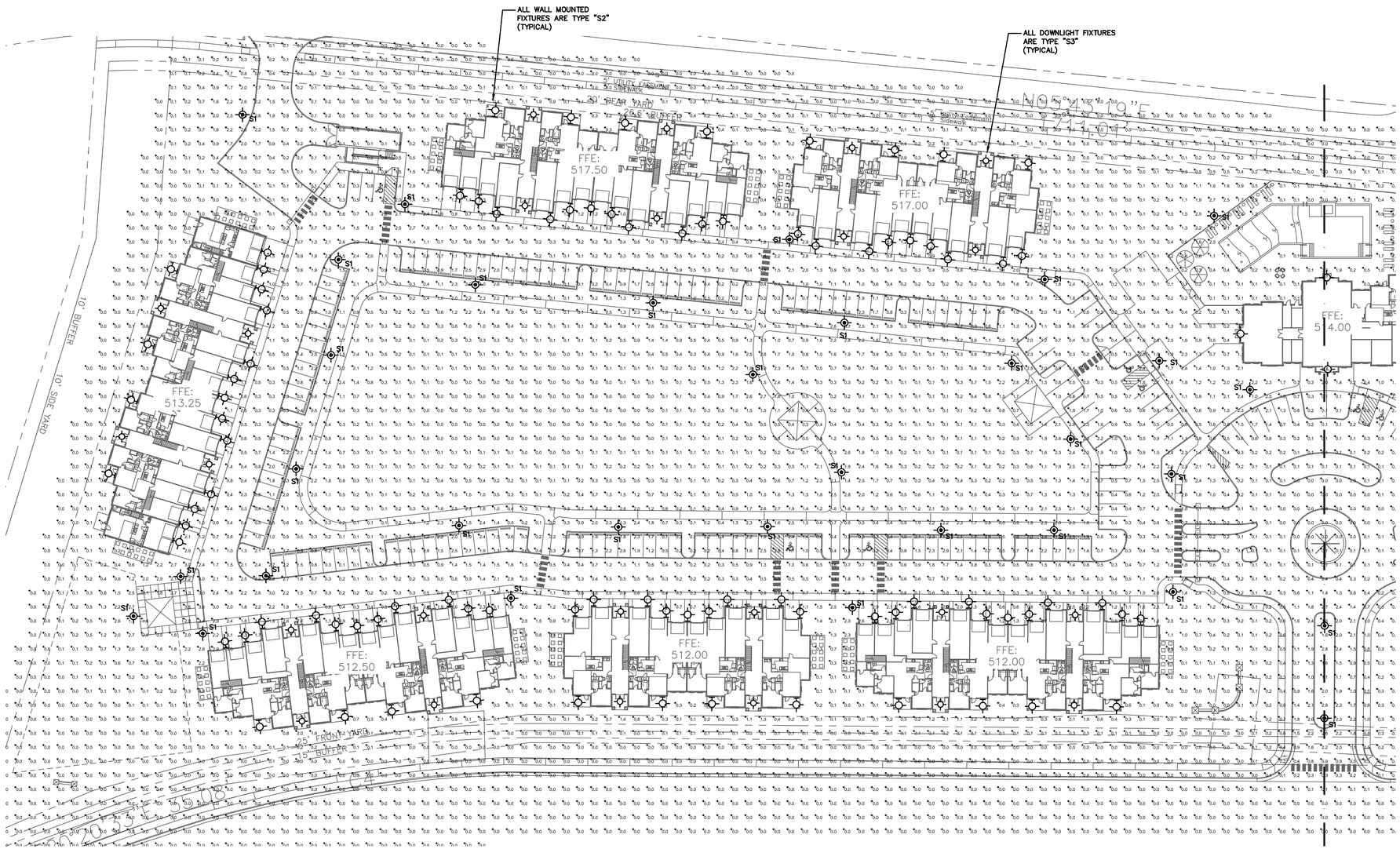
LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	LAMPS	FINISH	MOUNTING	REMARKS
S1	POLE MOUNTED AREA LIGHT	AMERICAN ELECTRIC #ARDL 30LEDE70 MVOLT 4K R5 AY	LED	BLACK	14'-0" POLE	OR SIMILAR
S2	AREA WALL LANTERN	PROGRESS LIGHTING #P6042-20WB-136WB	1-26W GU24	ANTIQUE BRONZE	ON WALL 7'-6" A.F.F.	OR SIMILAR
S3	SURFACE DOWNLIGHT	LITHONIA #FMML 7 8 40	LED	WHITE	SURFACE OF CEILING	OR SIMILAR



PARTIAL SITE PHOTOMETRIC PLAN

SCALE: 1" = 40'-0"

FLEMING architects

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SUITE 215
MEMPHIS, TN 38117
T: 901.767.3924
F: 901.767.7136
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PEYTONA DOWNS APARTMENS
MAKOWSKY RINGEL GREENBERG

GREENLEA BLVD.
GALLATIN, TENNESSEE

JAMES W. BURNS
REGISTERED ENGINEER
XVI
AGRICULTURE
COMMERCE
NO. 9718
STATE OF TENNESSEE

REVISIONS

Revision Date	Rev. No.	Revision Description

PROJECT NUMBER
831014

DATE OF ORIGINAL ISSUE
August 26, 2015

SHEET NUMBER
E1

Partial Site Photometric Plan

BURNS ENGINEERING
7975 STAGE HILLS BLVD. SUITE 2
BARTLETT, TENNESSEE 38133
(901)373-8462

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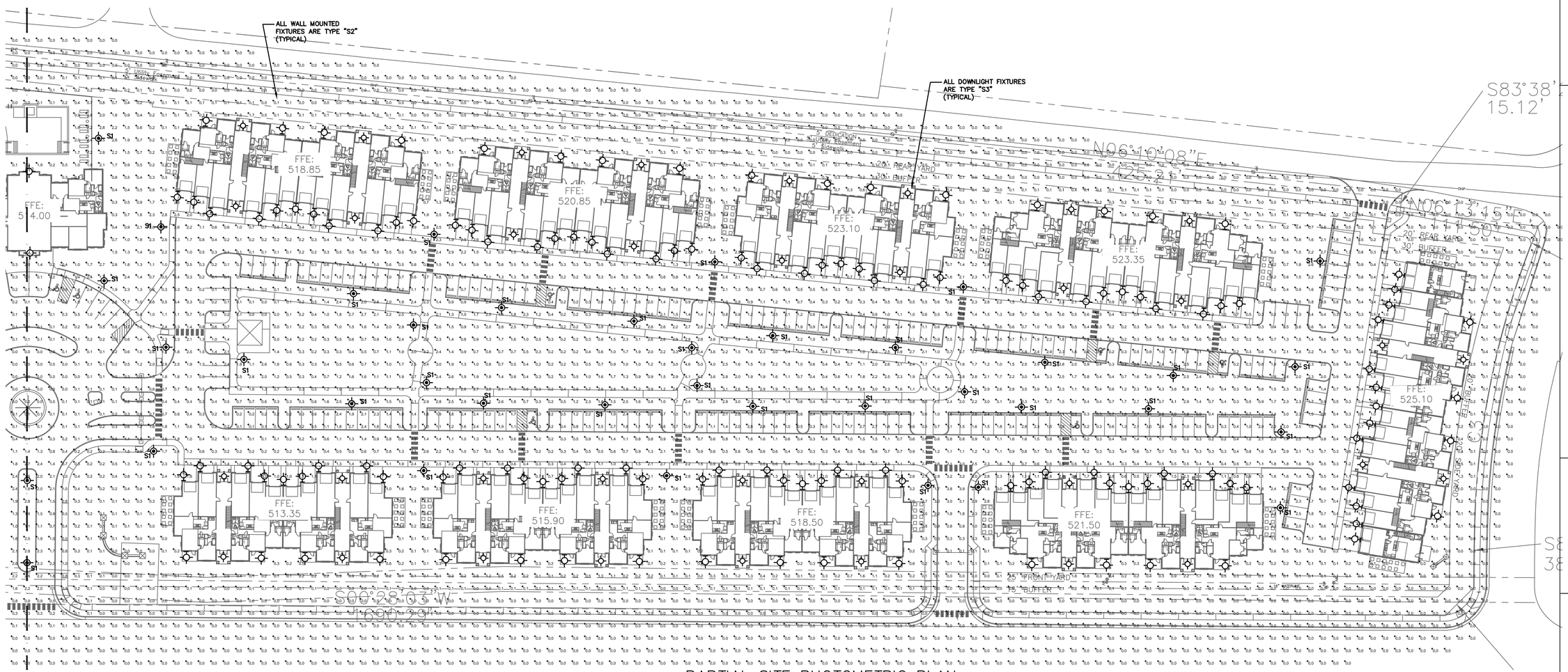
LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	LAMPS	FINISH	MOUNTING	REMARKS
S1	POLE MOUNTED AREA LIGHT	AMERICAN ELECTRIC #ARDL 30LEDE70 MVOLT 4K R5 AY	LED	BLACK	14'-0" POLE	OR SIMILAR
S2	AREA WALL LANTERN	PROGRESS LIGHTING #P6042-20WB-136WB	1-26W GU24	ANTIQUE BRONZE	ON WALL 7'-6" A.F.F.	OR SIMILAR
S3	SURFACE DOWNLIGHT	LITHONIA #FMML 7 8 40	LED	WHITE	SURFACE OF CEILING	OR SIMILAR



PARTIAL SITE PHOTOMETRIC PLAN

SCALE: 1" = 40'-0"

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JAMES W. BURNS
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XVI
AGRICULTURE
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STATE OF TENNESSEE

REVISIONS

Revision Date	Rev. No.	Revision Description

PROJECT NUMBER
831014

DATE OF ORIGINAL ISSUE
August 26, 2015

SHEET NUMBER
E2

Partial Site Photometric Plan

BURNS ENGINEERING
7975 STAGE HILLS BLVD. SUITE 2
BARTLETT, TENNESSEE 38133
(901)373-8462

1/23/2015 9:14:34 AM

American Revolution Deluxe LED
Series ARDL

PRODUCT OVERVIEW

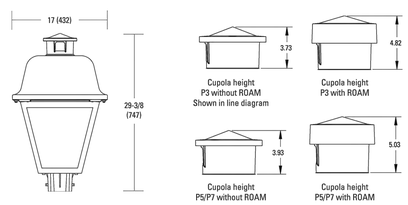
Features:

- Long-life platform: both the LED light engine and electronic multi-volt driver (120-277V) are rated
- 100,000 hrs at 25°C ambient (per LM-80)
- Surge protection device (standard) exceeds ANSI C62.41 Category C1 criteria (surge tested at 20kV/10kA)
- New DTL photocontrols for solid-state lighting (available with PCSS and PCLL options) complies with ANSI C136.10 criteria
- Downward lumens exceed that of a typical 150W HPS platform
- 3K, 4K and 5K CCT choices
- CSA listed at 30°C

Applications:

Streetscapes
Walkways
Pathways
Parks

DIMENSIONS



Effective Projected Area (EPA):
The EPA for the ARDL 2.4 sq. ft.
P5 or P7 option total height is 24.9 (633).
Approx. Wt. = 39 lbs.

All dimensions are inches (millimeters) unless otherwise noted.

Note: Specifications subject to change without notice.
American Revolution Deluxe LED Series - ARDL LED

American Electric Lighting

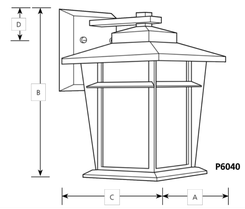
FIXTURE TYPE S1: POLE MOUNTED LANTERN WITH LED LAMP, MOUNTED ON 14'-0" POLE, BLACK FINISH, EQUAL TO AMERICAN ELECTRIC LIGHTING #ARDL 30LEDE70 MVOLT 4K R5 AY.

PROGRESS LIGHTING

Compact Fluorescent **Loyal** **Outdoor**
Energy Star® Qualified

	Type -20WB	Type -136WB
P6040	☐	☐
P6041	☐	☐
P6042	☐	☐

Catalog No.	Finish: Antique Bronze	Finish: Textured Graphite	Lamping	Dimensions (Inches) A	B	C	D
P6040	-20WB	-136WB	1-18w GU24 (included)	7	10-1/4	8	2-1/2
P6041	-20WB	-136WB	1-26w GU24 (included)	9	12-7/8	10-1/4	2-5/8
P6042	-20WB	-136WB	1-26w GU24 (included)	11	15-3/4	12-1/4	2-5/8



Specifications:

General
- Etched Seeded glass panels
- Powdercoat Antique Bronze (-20WB) or Textured Graphite (-136WB) finishes
- Cast aluminum construction
- GU24 base lamp (included)
- Energy Star® qualified
- Companion Chain hung lantern, Post top lantern, Wall lantern, fixtures are available

Mounting
- Wall mount
- Back plate covers a standard 4" hexagonal recessed outlet box
  P6040: 5" sq.
  P6041: 5" w., 8" ht.
  P6042: 5" w., 8" ht.
- Mounting strap for outlet box included

Electrical
- GU24 base socket
- 6" of wire supplied
- Pre-wired

Labeling
- cCSAus Wet location listed

ENERGY STAR

Progress Lighting
701 Millennium Blvd.
Greenville, South Carolina
29607

www.progresslighting.com

Rev. 01/14

FIXTURE TYPE S2: DECORATIVE WALL MOUNTED LANTERN WITH 1-26W COMPACT FLUORESCENT LAMP, ANTIQUE BRONZE FINISH, SEEDED GLASS PANELS, MOUNTED AT 7'-6" A.F.F., EQUAL TO PROGRESS LIGHTING #P6042-20WB-136WB.

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

Decorative Indoor

Versi Lite™

LED Flush Mount

HIGH-PERFORMANCE LED

7" only 13" only

FEATURES & SPECIFICATIONS

INTENDED USE
Provides general illumination in commercial and residential applications. Ideal for use in closets, foyers, hallways, corridors, bedrooms, offices, utility work areas, stairways and much more.

CONSTRUCTION
This contemporary shaped fixture features a matte white acrylic diffuser and a robust aluminum housing available in a textured white, textured bronze, or smooth natural aluminum finishes. Wet location models are equipped with protective gasketing.

OPTICS
Produces the following lumens at 50,000 hours life (Wht finish):
2700 K: 612 lumens (7")/1768 lumens (13")
3000 K: 642 lumens (7")/1898 lumens (13")
4000 K: 660 lumens (7")/1985 lumens (13")

ELECTRICAL
Fixture operates at 120 volts, 60 Hz. 7" Standard input = 9.3 watts, 70 lumens per watt. 13" Standard input = 28 watts, 71 lumens per watt.
Works with most standard incandescent dimmers (see list of suggested dimmers on page 2).

INSTALLATION
All mounting hardware included.

LISTINGS
The 7" Versi is CSA certified and the 13" Versi is cULcertified to US and Canadian standards and listed suitable for damp or wet locations. . ENERGY STAR® certified
U.S. Patent No. D691,763

WARRANTY
5-year limited warranty. Complete warranty terms located at
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
NOTE: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25°C.
Specifications subject to change without notice.

Specifications
7" Height: 1-3/4 (4.4)
7" Width: 7-1/4 (18.4)
7" Weight: 1.1 lbs (.5 kg)
13" Height: 2-1/2 (6.4)
13" Width: 13 (33.0)
13" Weight: 2.5 lbs (1.1 kg)

All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION For shortest lead times, configure product using **standard options (shown in bold).** **Example:** FMML 7 840 WL

FMML									
Series		**Size**		**CRI**	**Color temperature**		**Fixture finish**		**Option**
FMML	LED Versi Lite flush mount	**7**	7" diameter	**8** >80	**40**	4000 K	**(blank)**	Textured white	**WL** Wet location
		13	13" diameter		**30**	3000 K	**DDBT**	Textured bronze	
					27	2700 K	**DNA**	Natural aluminum	

DECORATIVE INDOOR & OUTDOOR FMML

FIXTURE TYPE S3: SURFACE MOUNTED LED DOWNLIGHT, WHITE FINISH., EQUAL TO LITHONIA #FMML 7 8 40.

FLEMING architects
5101 WHEELIS DRIVE
SUITE 215
MEMPHIS, TN 38117
T: 901.767.3924
F: 901.767.7136
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MAKOWSKY RINGEL GREENBERG

GREENLEA BLVD.
GALLATIN, TENNESSEE

JAMES W. BURNS
REGISTERED ENGINEER
XVI
AGRICULTURE
COMMERCE
NO. 9718
STATE OF TENNESSEE
12/15

BURNS ENGINEERING
7975 STAGE HILLS BLVD. SUITE 2
BARTLETT, TENNESSEE 38133
(901)373-8462

Site Lighting Details

REVISIONS

Revision Date	Rev. No.	Revision Description

PROJECT NUMBER
831014

DATE OF ORIGINAL ISSUE
August 26, 2015

SHEET NUMBER
E3

1/23/2015 9:14:34 AM

ITEM 6

RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR AMENDMENT TO THE KMART PLANNED UNIT DEVELOPMENT (PUD) AND THE REVISED FINAL MASTER DEVELOPMENT PLAN, TO MODIFY THE ARCHITECTURE FOR BURGER KING LOCATED ON A 0.29 (±) ACRE LOT, LOCATED AT 841 NASHVILLE PIKE – 4-1079-15

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the minor amendment to the Kmart Planned Unit Development (PUD) and the Revised Final Master Development Plan submitted by the applicant, LendLease at its regular meeting on September 28, 2015; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report, and the evidence and testimony presented during the meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows:

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-7-202 and Section 15.03.020 of the Gallatin Zoning Ordinance:

1. The minor amendment to the Kmart Planned Unit Development (PUD) and Revised Final Master Development Plan is consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Commercial Corridor Community Character Area.

2. The proposed amendment complies with the design requirements of the Zoning Code, including those listed in Article 13.08, Sec. 13.08.010.

3. The legal purposes for which zoning regulations exist are not contravened.

4. There will not be an adverse effect upon adjoining property owners or any such adverse effect is justified by the public good or welfare.

5. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves a minor amendment to the Kmart Planned Unit Development (PUD) and the Revised Final Master Development Plan, for Burger King Exterior & Dining Remodel, located at 841 Nashville Pike, consisting of a five (5) sheet plan, including sheets D-1, A-1, A-3, A-4 and A-4.1, with Interplan No. 2015.2110 dated April 17, 2015, and a two (2) sheet architecture plan, with Interplan No. 2015.2110, dated Aug. 15, 2015 with

a revision date of Sept. 4, 2015, prepared by Interplan, LLC of Orlando, FL with the following conditions:

1. The applicant shall obtain an approved building permit from the Building Department prior to renovations to the building.
2. The applicant shall obtain an approved sign permit from the Planning Department prior to the installation of any signs.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 9/28/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 6
PLANNING DEPARTMENT STAFF REPORT

PUD Amendment for Kmart (Burger King)
(4-1079-15)
841 Nashville Pike
Date: September 28, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDMENT TO THE KMART PLANNED UNIT DEVELOPMENT (PUD) PLAN, TO REVISE THE SITE PLAN FOR BURGER KING RESTAURANT ON A 0.29 ± ACRE LOT LOCATED AT 841 NASHVILLE PIKE.

OWNER:	**ARC CAFEUSA001, LLC**
APPLICANT:	**LENDLEASE**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2015-115**
STAFF CONTACT:	**DENISE BROWN**
PLANNING COMMISSION DATE:	**SEPTEMBER 28, 2015**

PROPERTY OVERVIEW: Owner and applicant request approval of an amendment to the Kmart Planned Unit Development (PUD) Plan, to revise the Site Plan for Burger King restaurant, on a 0.29 ± acre lot, located at 841 Nashville Pike. The property is currently zoned Commercial Services Planned Unit Development (CS-PUD) and Food Service is a permitted use in the CS-PUD zone district. Staff is requesting the Planning Commission consider the PUD amendment as a minor amendment. (Attachment 6-1)

CASE BACKGROUND:

Previous Approvals

In the early 80's Planning Commission approved a Site Plan for the construction of Burger King restaurant. (PC File# 8-21-84)

The Planning Commission recommended approval of the Kmart/Kroger Shopping Center PUD on, April 27, 1992. (PC File# 4-4-92). Council approved the PUD on August 26, 1996, which included the Burger King Restaurant. (Ordinance #09607-065) (Attachment 6-2)

On July 26, 2004, the Planning Commission approved a Final Site Development Plan (Final Master Development Plan) for renovations and additions to the Kmart Shopping Center (8-28-04). On October 25, 2004, Planning Commission approved a revision to the Kmart PUD and Final Site Development Plan changing the building materials on the addition from brick to block and changing the dumpster enclosures. (PC File# 4-8-04/8-2-97)

The Planning Commission has also approved several minor amendments to the Kmart PUD over the past few years some of which included architectural changes to the Gallatin

Shops (PC #4-1-09), I-Hop (PC0130-13), Taco Bell (PC #4-363-15) and Electronic Express. (4-699-15) (Attachment 6-3)

DISCUSSION:

Architectural Elevations

The applicant proposes to change the facades (sheets D-1 and A-3) on the restaurant building and make other changes to the interior (sheet A-2) of the building, (Attachment 6-4). Interior modifications are beyond the preview of the Planning Commission. The architectural changes primarily pertain to the removal of the mansard roofline and addition of accent towers on three (3) elevations. The building materials, primarily containing painted brick, will remain the same as approved by Planning Commission in the 80's. The existing and proposed architectural elevations and color illustrations are provided in Attachments 6-5. The proposed changes are as follows:

- The existing mansard roofline will be removed and the walls reconstructed with a continuous wall surface. The new surface will be constructed of 'Camel Tan' stucco, fiber cement siding panels. Light colored, flat metal canopies will replace the mansard roofline over the windows and doors.
- The existing, irregular shaped entry feature/tower located on the Main Entry Elevation (west) will be reconstructed as a square shaped tower. The tower will be surfaced with 'Deep Onyx' Hardie Lap Siding.
- The plan also indicates that two (2) additional towers will be constructed to match the entry tower: one will frame the drive-thru window on the Drive-Thru Elevation (east) and the other will encompass the windows located on the corner of Front Elevation (north). Almost the entire area around the windows in the tower on the Front Elevation (north) will be accented with 'Scarlet' ceramic tile.
- The main walls will be repainted with similar earth tone colors: 'Camel Tan' around the top and 'Monterrey Cliffs' around the lower portion. The delivery door and dumpster gate will also be repainted with 'Monterrey Cliffs'.
- The existing lightband around the top of the building in the front will remain; however, portions of it will be replaced with new lens covers.

The HVAC unit is located on the roof and will be fully screened by a continuous parapet around the building.

The parking lot will be resurfaced and restriped. (Attachment 6-6)

Signs

A detailed sign package was submitted for review. The proposed wall-mounted signs meet the requirements of the Gallatin Zoning Ordinance, Article 13.07. No changes are proposed to the existing monument sign. (Attachment 6-7)

Minor Amendment

Revised architectural elevations to existing buildings are usually considered minor amendments. The architectural changes are consistent with the building materials used on the commercial properties located in the Kmart PUD, and are a minor change to the site.

Staff recommends that the Planning Commission consider the proposed changes as a minor amendment to the approved Kmart PUD plan.

Planning Department Comments
The Planning Department reviewed and commented on the architectural elevations. The applicant satisfactorily addressed the Planning Department comments.

The applicant shall obtain a sign permit from the Planning Department prior to the installation of any signs.

Other Departmental Comments
Other Departments reviewed the plans but did not have any comments.

RECOMMENDATION:
Staff recommends that the Planning Commission consider the proposed architecture and sign plans a minor amendment to the Kmart Planned Unit Development (PUD) Plan and approve GMRPC Resolution 2015-115, a Revised Final Master Development Plan for Burger King Restaurant located at 841 Nashville Pike, consisting of a five (5) sheet plan, including sheets D-1, A-1, A-3, A-4 and A-4.1, with Interplan No. 2015.2110 dated April 17, 2015, and a two (2) sheet architecture plan, with Interplan No. 2015.2110, dated Aug. 15, 2015 with a revision date of Sept. 4, 2015, prepared by Interplan, LLC of Orlando, FL with the following conditions:

1. The applicant shall obtain an approved building permit from the Building Department prior to renovations to the building.
2. The applicant shall obtain an approved sign permit from the Planning Department prior to the installation of any signs.

ATTACHMENTS

Attachment 6-1 Location Map
Attachment 6-2 Ordinance #09607-065
Attachment 6-3 Kmart PUD Site Plan
Attachment 6-4 Construction Plans (Interior/Exterior)
Attachment 6-5 Existing and Proposed Architectural Changes
Attachment 6-6 Aerial Photo, Detailing Scope of Work
Attachment 6-7 Detailed Sign Package

I:PLANNING COMMISSION\PC Items\2015\9-28-2015\Staff Reports\Item 6 Burger King, (4-1079-15) DB

Burger King (Kmart PUD)

841 Nashville Pike

PC File #4-1079-15

ATTACHMENT 6-1

126G/C/026.00

Zoned: Commercial Services Planned Unit Development (CS-PUD)

N

APPROVED

ORDINANCE NO. 09607-065

ORDINANCE CORRECTING PLANNED UNIT DEVELOPMENT APPROVAL/
OFFICIAL ZONING MAP

WHEREAS, the following Ordinances failed to properly designate the Gallatin Planning Commission and City Council previous approvals and granting of Planned Unit Developments on said real property, which should be corrected for purposes of the Official Zoning Map;

WHEREAS, the owners of the said real property have continuously and justifiably relied upon the representations of the City that proper planned unit developments existed upon said real property;

WHEREAS, due to such representations by the City, tax classifications have changed, improvements have been built or planned, enforcement of Planned Unit Development requirements have occurred or been adhered to and the properties have been set aside as planned unit developments;

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, as follows:

Ordinance Number 080-119, dated April 18, 1980, involving the rezoning of 15.5 acres to Commercial Services (CS) of the Kroger/K-Mart parcel and the Planned Unit Development Preliminary Master Plan, which was approved on August 13, 1979 by the Gallatin Planning Commission with concurrence on August 21, 1979 by the Gallatin City Council shall be amended and deemed to include the Kroger/K-Mart Planned Unit Development be designated as a Commercial Planned Unit Development in strict accordance with the Master Planned Unit Development Plans previously approved by the Gallatin City Council on file with the City. The appropriate change in the Official Zoning Map shall be made by the Zoning Administrator.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this ordinance shall take effect from and after its final passage, the public welfare requiring such.

ATTACHMENT 6-2

APPROVED

PASSED FIRST READING: July 16, 1996

PASSED SECOND READING: October 15, 1996

ROBERT WADE LANKFORD, MAYOR

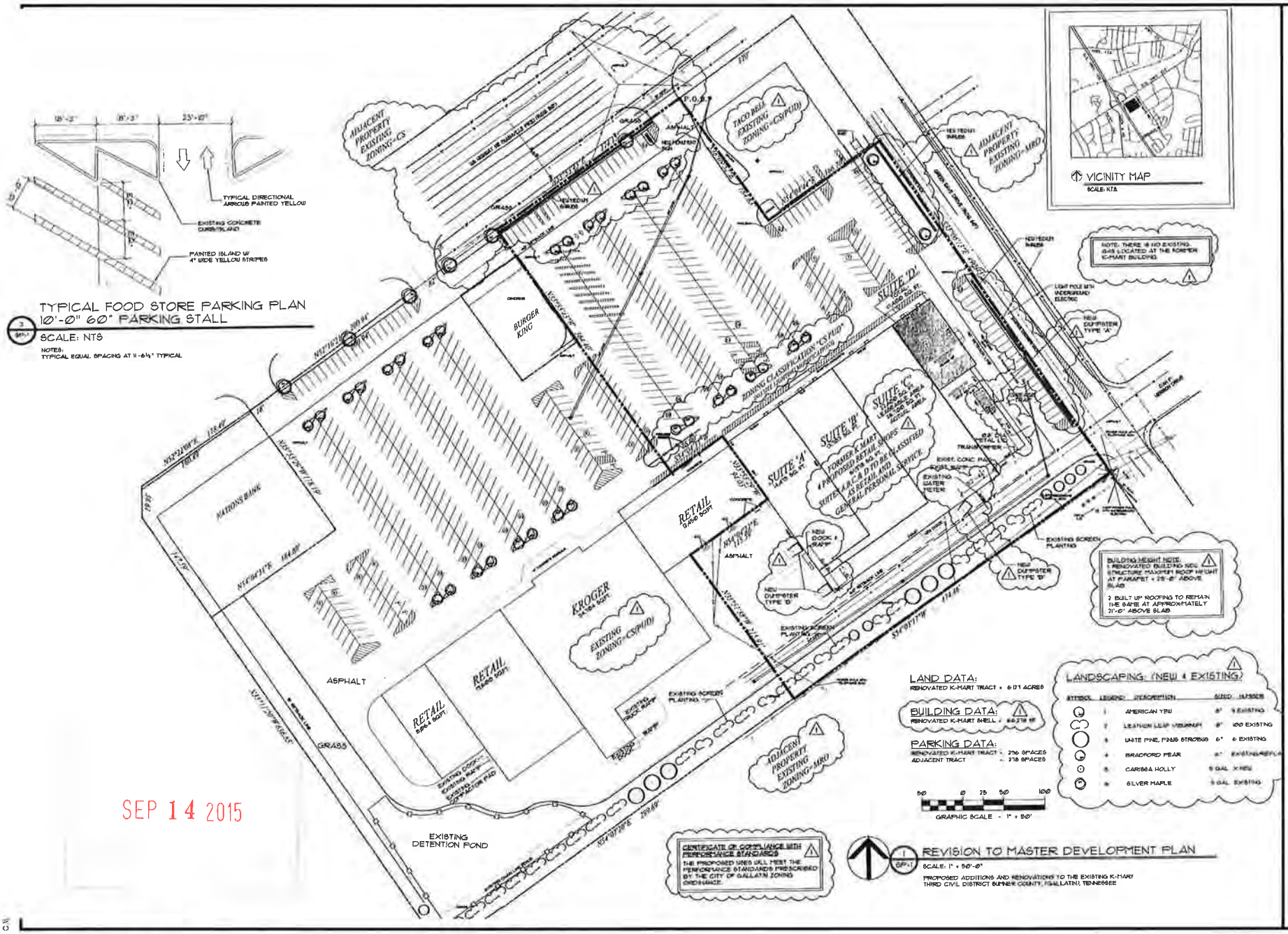
ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

ROGERS & MOORE
CITY ATTORNEY

ATTACHMENT 6-2



SEP 14 2015

Project No 1513__
Drawn by:_____
Reviewed by:_____

M&A

Matchett and Associates Architects

113 East Main St
Gallatin, TN 37066
615/451-1505

Facade Modification for Suite B Electronic Express

825 Nashville Pike

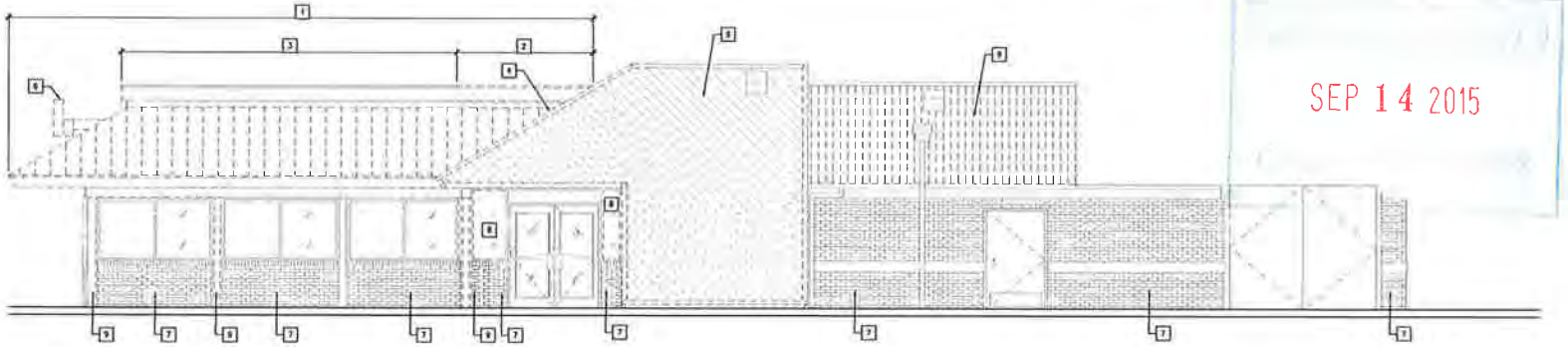
Gallatin, Tennessee

Previously Revised Master Development Plan (by others)

Date: 5/27/2015
Revisions:
Date Mark:

PD-1
Sheet of

4-1079.15

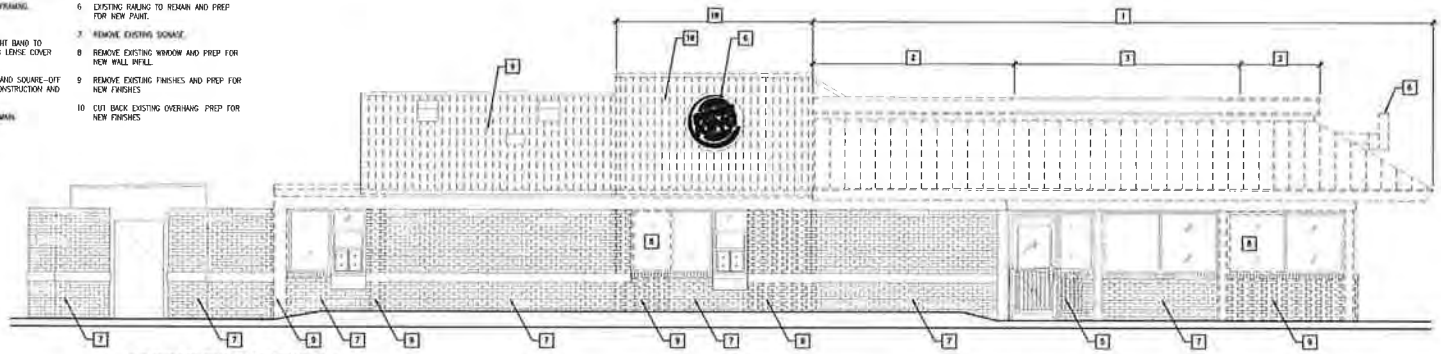


1 MAIN ENTRY ELEVATION
SCALE 3/16" = 1'-0"

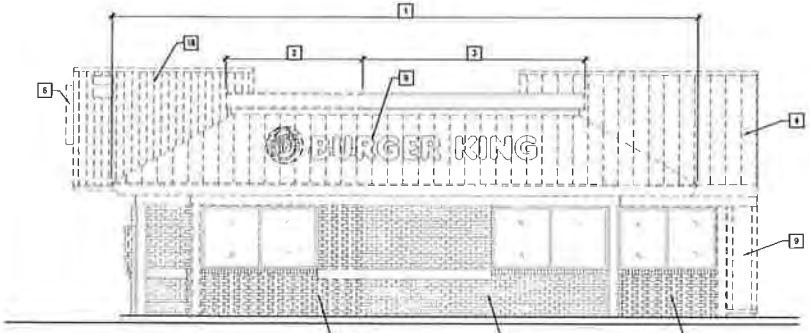
SEP 14 2015

KEYED NOTES:

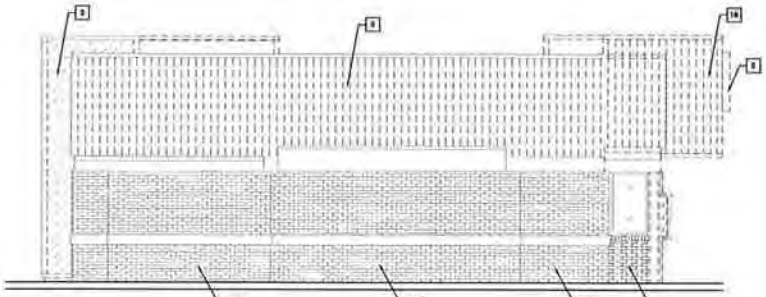
1. REMOVE MANSARD ROOF FRAMING.
2. REMOVE LIGHTBAND.
3. PORTION OF EXISTING LIGHT BAND TO REMAIN. REMOVE EXISTING LENSE COVER AND REPLACE WITH NEW
4. REMOVE EXISTING FINISH AND SQUARE-OFF ROOF, PREP FOR NEW CONSTRUCTION AND FINISHES
5. EXISTING FINISHES TO REMAIN.
6. EXISTING RAILING TO REMAIN AND PREP FOR NEW PAINT.
7. REMOVE EXISTING SIGNAGE.
8. REMOVE EXISTING WINDOW AND PREP FOR NEW WALL INFILL.
9. REMOVE EXISTING FINISHES AND PREP FOR NEW FINISHES
10. CUT BACK EXISTING OVERHANG PREP FOR NEW FINISHES



2 DRIVE THRU ELEVATION
SCALE 3/16" = 1'-0"



3 FRONT ELEVATION
SCALE 3/16" = 1'-0"



4 REAR ELEVATION
SCALE 3/16" = 1'-0"

RESTAURANT FOR:

BURGER KING CORPORATION

Carroll Corporation
848 James Street P.O. Box 6969
Syracuse, New York 13217-6969
(315) 424-0515

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INTERPLANS
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT
604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407 843 5205
FX 407 843 5114

ECN 154 | PR 2015 2142

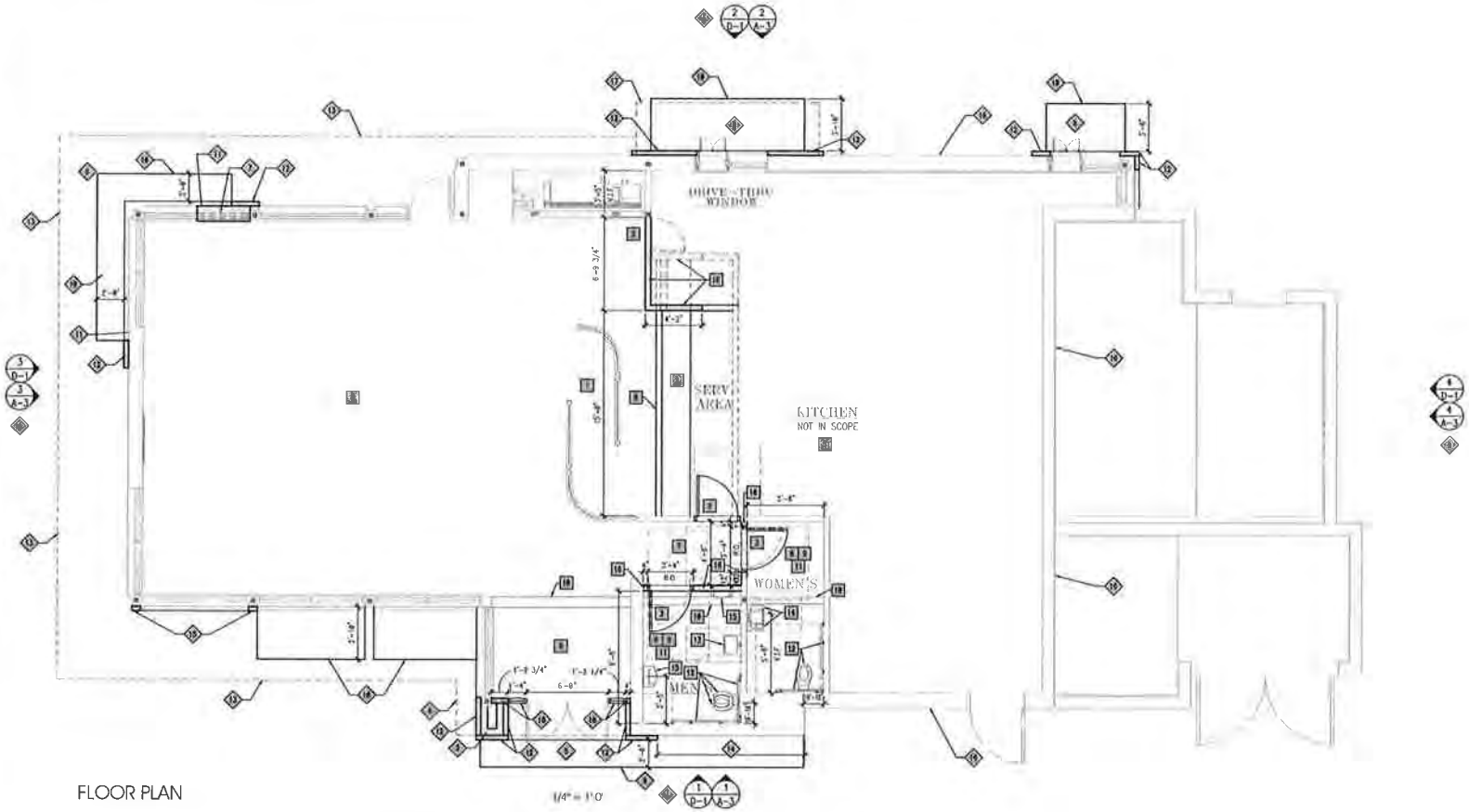
BK 4320 - GALLATIN
444 NASHVILLE PIKE
GALLATIN, TENNESSEE

BK-50 | DATE 04/17/15

EXISTING EXTERIOR ELEVATIONS

D-1

4-1079-15



FLOOR PLAN

KEYED NOTES - EXTERIOR

SITE SPECIFIC NOTES ON BK-50 2020 LIGHT 1

1. FRONT, MAIN ENTRY, AND DRIVE-THRU ELEVATIONS – FULL MANSARD REMOVAL
2. REAR ELEVATION – REMOVE EXISTING T-11 FINISH AND PROVIDE NEW EF-1 FINISH PAINT EXISTING BRICK
3. CONSTRUCT NEW EXTERIOR WALL. REFER TO NEW EXTERIOR ELEVATIONS FOR FINISHES
4. REMOVE EXISTING ROOFING AND SQUARE OFF EXISTING WALL ELEMENT.
5. NEW ARCHON AT MAIN ENTRY DOUBLE DOORS
6. NEW CORNER ARCHON
7. REMOVE EXISTING WINDOW, INFILL WITH 2X4 STUDS WITH R-13 BATT, 1/2" SHEATHING BOTH SIDES 5/8" GYP BD OUTSIDE AND REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH
8. NEW DRIVE-THRU ARCHON
9. NEW CANOPY ABOVE WITH "HOME OF THE WHOPPER" SIGNAGE. CANOPY TO EXTEND TO COVER METAL WORK FOR LIGHTING
10. NEW CANOPY ABOVE
11. CERAMIC TILE TO BE APPLIED TO EXISTING WALL
12. HARDIE BOARD LAP SIDING ON BUILDING WRAP ON 1/2" EXTERIOR GRADE SHEATHING ON 2X4 FURRING
13. REMOVE EXISTING MANSARD ROOF. INSTALL NEW EF-1 FINISH BUILD-UP WALLS AS NEEDED.
14. REMOVE EXISTING FINISH AND INSTALL NEW FACE BRICK UP TO 24" ABOVE CANOPY WITH EF-1 FINISH ABOVE.
15. EIFS (SEE NEW ELEVATIONS) ON BUILDING WRAP ON 1/2" EXTERIOR GRADE SHEATHING ON 2X4 FURRING
16. REMOVE EXISTING T-11 FINISH AND PROVIDE NEW EF-1 FINISH; PAINT EXISTING BRICK.
17. CUT DUMP-OUT BACK TO MAIN BUILDING. PREP FOR NEW FINISHES.
18. REMOVE EXISTING WINDOW, INFILL WITH 2X4 STUDS WITH R-13 BATT. 1/2" SHEATHING BOTH SIDES, 5/8" GYP BD. INSIDE AND WITH NEW SIDE LIGHT WINDOWS. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH

KEYED NOTES - INTERIOR

SITE SPECIFIC NOTES ON BK-50 2020 LIGHT 1

1. REPLACE ENGINE DRIVE
2. INFILL EXISTING KITCHEN ENTRY DOOR AND PROVIDE A NEW KITCHEN ENTRY DOOR AT RESTROOM HALLWAY – VERIFY WITH LENDLEASE PRIOR TO FINISHING CO'S. REMOVE EXISTING COUNTER AND PROVIDE A NEW 30"W X 15"L COUNTER
3. REPLACE RESTROOM DOORS WITH NEW DOORS AND INSTALL NEW HARDWARE AS REQUIRED BY CODE
4. PROVIDE DECOR LIGHT 1 OPTION
5. NO WORK REQUIRED IN KITCHEN
6. PROVIDE TWOLE USER ADA COMPLIANT RESTROOMS
7. G.C. TO VERIFY ALL FLOOR SLOPES, DOOR SWINGS AND CLEARANCES COMPLY WITH ADA REQUIREMENTS (TYP.)
8. INSTALL NEW 6" BLUEHEAD OVER SERVICE COUNTER, PAINTED BY MED.
9. INSTALL NEW GYP. BD. CEILING
10. EXISTING BLUEHEAD TO REMAIN, PAINT PER BK SPECIFICATIONS
11. PROVIDE NEW ACCESSORIES (36" & 42" HORIZONTAL GRAB BARS 18" VERTICAL GRAB BAR, SOAP DISPENSER, TOILET PAPER DISPENSER, HAND DRYER) PER BK SPECS. REFER TO ADA SHEET (A-ADA) FOR MOUNTING HEIGHTS, INSTALLATION REQUIREMENTS AND ALL OTHER ADA REQUIRED CODE ITEMS.
12. G.C. TO REMOVE EXISTING WATER CLOSET AND ACCESSORIES AND RELOCATE AS SHOWN. REFER TO SHEET A-ADA. G.C. TO COORDINATE WITH OWNER IF ANY EXISTING ACCESSORIES ARE TO BE REUSED. ALL ACCESSORIES SHALL BE INSTALLED OR REINSTALLED TO BE COMPLIANT, REFER TO SHEET A-ADA
13. EXISTING LAVATORY TO REMAIN. G.C. TO VERIFY LAVATORY AND MIRROR MEET ADA REQUIREMENTS PER A-ADA SHEET. RELOCATE AS NEEDED. INSULATE PIPING
14. EXISTING LAVATORY TO BE REMOVED AND RELOCATED AS SHOWN. INSULATE PIPING. G.C. TO RE-MOUNT EXISTING MIRROR IN NEW LOCATION AS PER A-ADA SHEET.
15. EXISTING URINAL TO BE REMOVED AND RELOCATED AS SHOWN. G.C. TO RE-MOUNT URINAL IN NEW LOCATION AS PER A-ADA SHEET.
16. REMOVE EXISTING WALL AND CONSTRUCT NEW WALL TO MATCH EXISTING CONSTRUCTION AS SHOWN. REPAIR/PATCH ALL ADJACENT EXISTING FINISHES

GENERAL NOTES

SITE SPECIFIC NOTES ON BK-50 2020 LIGHT 1

A. G.C. TO COORDINATE ALL ROOF REPAIRS AS REQUIRED FOR PARAPET EXTENSIONS AND PREVIOUS EXISTING ROOF DAMAGE.

B. REPLACE CEILING TILE AND GRID IN DINING. REMOVE CLOUD ELEMENTS. REMOVE DRYWALL BOX AROUND PERIMETER OF DINING

C. REPLACE RETURNS AND REGISTERS.

D. REPLACE LIGHT FIXTURES IN DINING AND RESTROOMS.

E. EXISTING FLOOR TILE TO REMAIN, PATCH AND REPAIR AS NEEDED WITH STRATA 55

F. PAINT INTERIOR WALLS TO MATCH LIGHT OPTION 1 PROJECT

G. PATCH & REPAIR/PAINT INTERIOR DRYWALL WHERE REQ'D

H. EXISTING LIGHTBANDS TO REMAIN, CAP ENDS AND REPLACE LENS COVERS

J. LOWER GREASE CONNECTION TO 18" ABOVE SIDEWALK. COORDINATE WITH OWNER

K. G.C. TO PROVIDE NEW ADA COMPLIANT SIGNAGE THROUGHOUT AND MOUNT AS REQUIRED PER CODE

L. ALL SEATING AND RELATED ITEMS BY OWNER APPROVED VENDOR

M. ANY STUCCO/EIFS SYSTEMS SHALL BE INSTALLED OVER A DRAINABLE SYSTEM AS REQUIRED PER MANUFACTURER'S INSTRUCTIONS

N. RESTROOMS: PROVIDE NEW WALL TILES. COORDINATE WITH OWNER.

P. PROVIDE NEW MANAGER IN DINING AREA. COORDINATE SCOPE WITH OWNER

R. G.C. TO PROVIDE AND INSTALL NEW BLACK WALL TILE AT BEVERAGE WALL. COORDINATE EXACT SCOPE WITH OWNER

S. IN AREAS RECEIVING A NEW FULL BRICK VENEER FINISH THE VENEER SHALL BE INSTALLED UTILIZING REQUIRED WEATHER BARRIER AIR SPACE, GALVANIZED METAL TIES, THRU WALL FLASHING AND WEEP HOLES AS IDENTIFIED IN THE BUILDING CODE AND MANUFACTURER'S REQUIREMENTS

T. G.C. TO COORDINATE WITH OWNER SCOPE OF NEW INTERIOR STONE WALL FINISH

V. G.C. TO REPAIR DUMPSTER ENCLOSURE, NEW GREY DOORS.

W. G.C. TO SUPPLY AND INSTALL FROZE & FREEZER SENSOR.

X. G.C. TO INSTALL (3) NEW OUTLETS UNDER TABLE IN DINING AREA. G.C. TO CONNECT OUTLETS IN COMMUNITY TABLE.

Y. G.C. TO REPLACE PUSH/PULL DOOR HANDLES ON STOREFRONT ENTRY DOORS

RESTAURANT FOR:

BURGER KING CORPORATION

Carrols Corporation
968 James Street P.O. Box
Syracuse, New York 13217-6969
(315) 424-0515

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INTERPLAN
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT
804 COURTLAND STREET
SUITE 100
ORLANDO FLORIDA 32804
PH (407) 843-5030
FX (407) 843-5034

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1	DATE	REVISION

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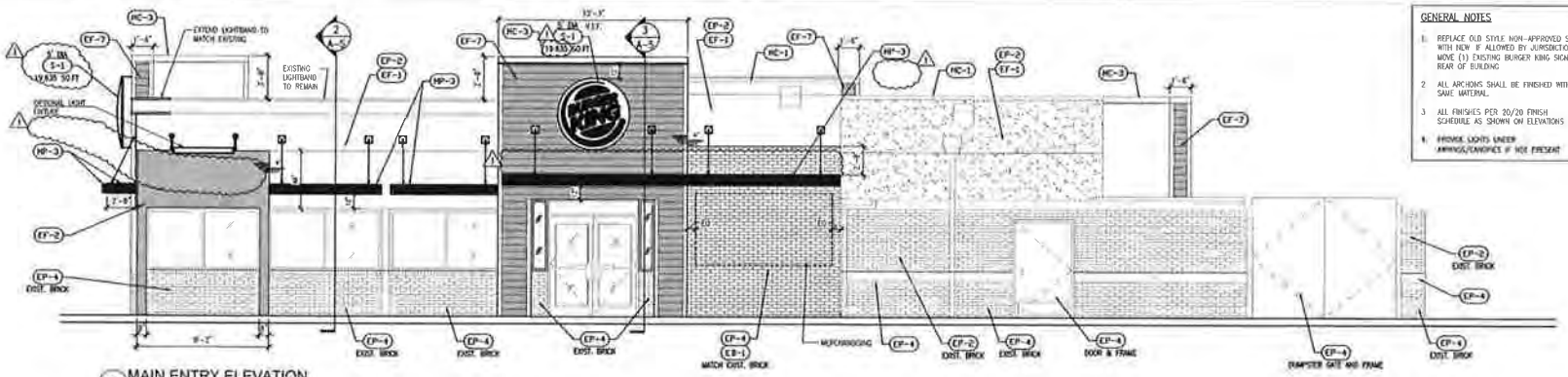
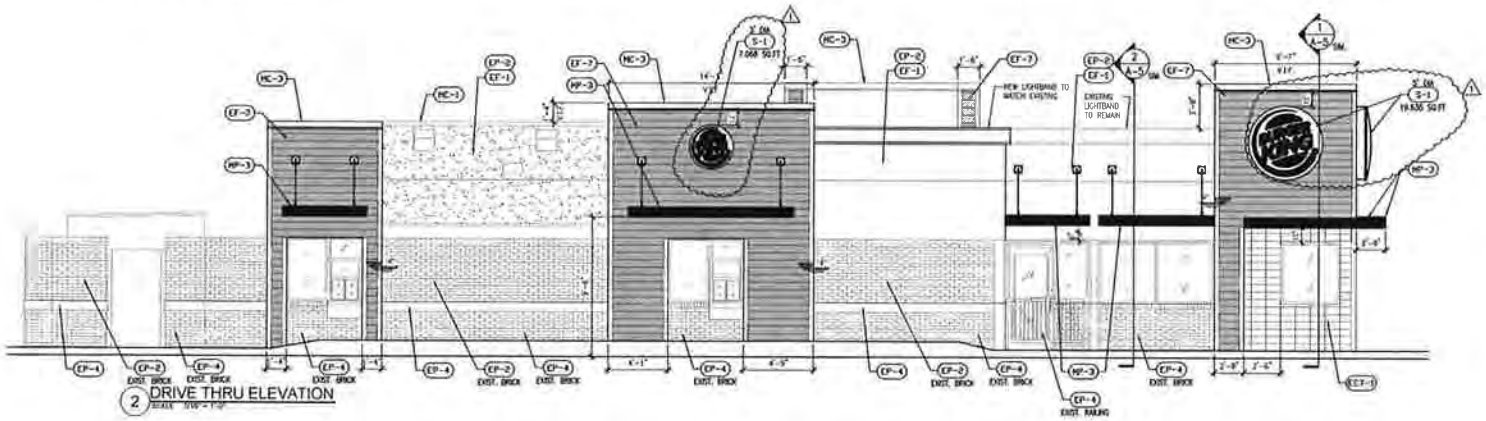
841 NASHVILLE PIKE
GALLATIN, TENNESSEE

BK-50 | DATE 04/17/18

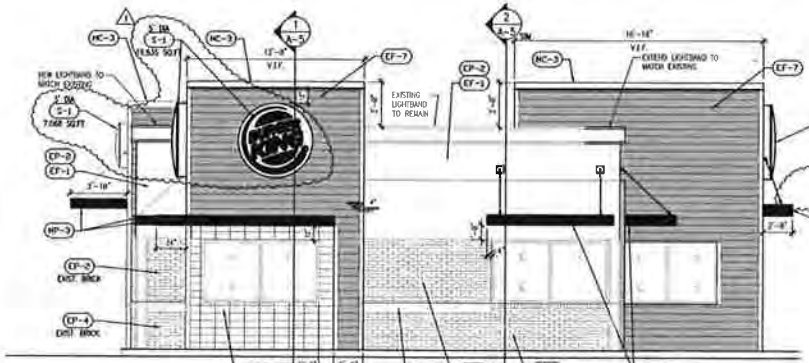
A-1



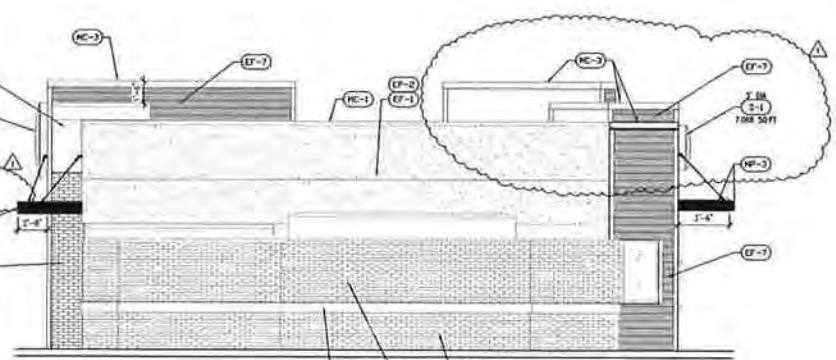
1 MAIN ENTRY ELEVATION
SCALE 3/16" = 1'-0"



2 DRIVE THRU ELEVATION
SCALE 3/16" = 1'-0"



3 FRONT ELEVATION
SCALE 3/16" = 1'-0"



4 REAR ELEVATION
SCALE 3/16" = 1'-0"

GENERAL NOTES

1. REPLACE OLD STYLE NON-APPROVED SIGN WITH NEW IF ALLOWED BY JURISDICTION MOVE (1) EXISTING BURGER KING SIGN TO REAR OF BUILDING
2. ALL ARCHONS SHALL BE FINISHED WITH SAME MATERIAL.
3. ALL FINISHES PER 20/20 FINISH SCHEDULE AS SHOWN ON ELEVATIONS
4. PROVIDE LIGHTS UNDER AWNINGS/CANOPIES IF NOT PRESENT

REMARKS BY | CHECKED BY | DATE
1 06/12/18 CITY COMMENTS

RESTAURANT FOR:

Carrols Corporation
968 James Street P.O. Box 6969
Syracuse, New York 13217-6969
(315) 424-0513

BURGER KING CORPORATION

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INTERPLAN
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT
1851 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.898.0033
FX 407.898.0119

CCR 134 | PR 2018-2019

BK-4320 - GALLATIN
1000 GALLATIN ROAD
GALLATIN, TN 37066

BK-50 | DATE 04/17/18

NEW EXTERIOR
ELEVATIONS

A-3

BURGER KING- 20/20 EXTERIOR

EXTERIOR MATERIALS & FINISH SCHEDULE

2/19/2015

CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFORMATION
				PRODUCT	COLOR	DIMENSION	
EB-1	EXTERIOR BRICK	GENERAL	OWENSBORO BRICK	MOD / QS TUMBLED (FULL BRICK) (THIN BRICK)	OLDE HILLSBORO SIERRA TUMBLED		CONTACT: NEIL HARRIS @ ALL FLORIDA BRICK & TILE (904) 923-2898 **NOTE: USE WITH EGR-1**
EB-1A (ALTERNATE)	EXTERIOR BRICK	GENERAL	PINE HALL BRICK	FACE BRICK	OLD IRVINGTON O/S		CONTACT: MERRILL DURIG AT SNYDER BRICK & BLOCK (937) 299-7388 **NOTE: USE WITH EGR-1**
	EXTERIOR FINISH FIBER CEMENT BRICK PANELS	GENERAL	NICHIHA FIBER CEMENT	NICHIHA CANYON BRICK PANELS	UNFINISHED - MUST BE PAINTED TO MATCH EP-4	16" X 6'	**PERMISSIBLE ON REMODELS ONLY** Contact: Chris Tate 770-805-9466 or 404-538-1261 Email: Ctate@nichiha.com **INSTALL PER MANUFACTURER'S SPECIFICATIONS**
ECT-1	EXTERIOR CERAMIC TILE	ACCENT AT BUILDING FRONT	DALTILE	NATURAL HUES	#OH77 SCARLET STACKED BOND PATTERN	6" X 12"	CONTACT: NATIONAL ACCOUNTS AT (877) 556-5728 EMAIL: NATIONAL ACCOUNTS@DALTILE.COM **NOTE: USE WITH EGR-2**
ECT-2	EXTERIOR CERAMIC TILE	ACCENT AT BUILDING FRONT		NATURAL HUES	#OH77 SCARLET Q1665 BULLNOSE	6" X 6"	
EF-1	EXTERIOR FINISH - STUCCO, STO, FIBER CEMENT SIDING PANELS	GENERAL	STO OR APPROVED EQUAL	STO POWERWALL STUCCO SYSTEM TEXTURE :FINE SAND	COLOR TO MATCH EP-2 PPG "CAMEL TAN"		CONTACT: TIM SALERNO AT STO CORP (407) 466-5371
			NICHIHA FIBER CEMENT	NICHIHA ARCHITECTURALBLOCK - LARGE	PREPAINTED TO MATCH EP-2 - PPG "CAMEL TAN" STACKED BOND PATTERN	18" X 6'	**PERMISSIBLE ON REMODELS ONLY** Contact: Chris Tate 770-805-9466 or 404-538-1261 Email: Ctate@nichiha.com **INSTALL PER MANUFACTURER'S SPECIFICATIONS**
EF-2	EXTERIOR FINISH STUCCO	GENERAL	STO OR APPROVED EQUAL	STO POWERWALL STUCCO SYSTEM TEXTURE :FINE SAND	STUCCO OR STO MUST BE PAINTED TO MATCH EP-5 PPG "DEEP ONYX"		CONTACT: TIM SALERNO AT STO CORP (407) 466-5371
EF-4	EXTERIOR FINISH STUCCO	GENERAL		STO POWERWALL STUCCO SYSTEM TEXTURE :FINE SAND	COLOR TO MATCH EP-4 PPG "MONTEREY CLIFFS"		
EF-5	EXTERIOR FINISH STUCCO	GENERAL		STO POWERWALL STUCCO SYSTEM TEXTURE :FINE SAND	COLOR TO MATCH EP-3 PPG "AMAZING"		
EF-7	EXTERIOR FINISH FIBER CEMENT SIDING	EXTERIOR SIGN ARCHONS	NICHIHA FIBER CEMENT	NICHIHA BOARD 7-1/4" SMOOTH FINISH WITH 6-1/4" EXPOSURE TRIM IS 1 X 3.5" NICHITRIM	PAINT WITH SEMI-GLOSS PAINT - COLOR TO MATCH EP-5 PPG "DEEP ONYX"		**NOT PERMISSIBLE ON "ENHANCED" ELEVATION OPTION** CONTACT: Chris Tate 770-805-9466 or 404-538-1261 EMAIL: Ctate@nichiha.c **INSTALL PER MANUFACTURER'S SPECIFICATIONS**
			JAMES HARDIE	HARDIPLANK LAP SIDING 7-1/4" SMOOTH FINISH WITH 6-1/4" EXPOSURE TRIM IS 1 X 6 DIMENSIONAL HARDIPLANK LUMBER RIPPED IN HALF			**NOT PERMISSIBLE ON "ENHANCED" ELEVATION OPTION** **INSTALL PER MANUFACTURER'S SPECIFICATIONS**
EF-8	EXTERIOR FINISH STONE	EXTERIOR SIGN ARCHONS	BORAL STONE PRODUCTS	COUNTRY LEDGESTONE	BLACK RUNDLE		CONTACT: GENE GUETZOW AT BORAL STONE (262) 994-0273
EP-2	EXTERIOR PAINT	EXTERIOR GENERAL	PPG	**PRIMER:** 17-921 **PAINT:** 6-2045X1 SPEEDHIDE EXTERIOR SATIN LATEX	CAMEL TAN		Contact: RICK GARLIN, PPG CORPORATE NATIONAL ACCOUNTS MANAGER phone: (317) 318-5600 email: garlin@ppg.com
EP-3	EXTERIOR PAINT	EXTERIOR ACCENT		**PRIMER:** 17-921 **PAINT:** 3002-0500N EXTERIOR SPEEDHIDE SATIN LATEX	AMAZING		
EP-4	EXTERIOR PAINT	EXTERIOR WAINSCOT		**PRIMER:** 17-921 **PAINT:** 6-2045X1 EXTERIOR SPEEDHIDE SATIN LATEX	MONTERREY CLIFFS		
EP-5	EXTERIOR PAINT	EXTERIOR GENERAL		**PRIMER:** 17-921 **PAINT:** 6-2045X1 EXTERIOR SPEEDHIDE SATIN LATEX	DEEP ONYX		
EP-6	EXTERIOR PAINT	EXTERIOR ACCENT (For Metal Substrates Only)		**PRIMER:** 6-212 **PAINT:** 6-230 SPEEDHIDE 6-230 ALUMINUM LEAFING	BURGER KING SILVER		**NOTE: NOT FOR USE ON ROOFS FOR REMODELING.** SEE EP-6A & EP-6B
EP-6A	EXTERIOR PAINT	EXISTING MANSARD ROOFS, SHINGLES & BARREL TILE		**PRIMER:** 17-921 **PAINT:** 90-1110 PPG PITT-TECH ULTRA SATIN	GRIMMY S GREY		**NOTE: FOR REMODELS ONLY**
EP-6B	EXTERIOR PAINT	EXISTING STANDING SEAM METAL ROOF		**PRIMER:** 90-712 **PAINT:** 90-1180 PPG PITT-TECH SATIN	MARCH WIND		**NOTE: FOR REMODELS ONLY**
EXT	EXTERIOR PAINT	POLES & SIGNS		**PRIMER:** 90-712 **PAINT:** 90-353 PPG PITT-TECH 90-531 BLACK GLOSS ACRYLIC	BLACK		
EGR-1	GROUT	BRICK	FLAMINGO-BRIXMENT	COLOR CEMENT	C-244/B-12		CONTACT: MIKE ROSE @ ESSROC (502) 741-3923 **NOTE: USE WITH EB-1 & EB-1A**
EGR-2	GROUT	CERAMIC TILE	CUSTOM BUILDING PRODUCTS	POLYBLEND SANDED	#60 CHARCOAL		**NOTE: USE WITH CT-1 ON EXTERIOR FINISH SCHEDULE** ***** FOR SETTING MATERIALS USE COMPLETE CONTACT RAPID SET** ***** SEAL GROUT WITH AQUAMIX SEALERS CHOICE GOLD**

RESTAURANT FOR:

Carrols Corporation
968 James Street P.O. Box 6969
Syracuse, New York 13217-6969
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INTERPLAN
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT
804 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407 628-0000
FX 407 628-0174

CCN 154 | PM ZONE ZONE

BK 4320 - GALLATIN
LAKEMONT WAY
GALLATIN, TN 37066

BK-50 | DATE 04/17/15

EXTERIOR FINISH SCHEDULE

A-4

BURGER KING- 20/20 EXTERIOR
EXTERIOR MATERIALS & FINISH SCHEDULE

2/19/2015

CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFORMATION
				PRODUCT	COLOR	DIMENSION	
MC-1	METAL COPING	TOP OF LIGHT BAND WALL CAP	W P HICKMAN SYSTEMS, INC.	PERMA SNAP PLUS	A-30 SILVERSMITH		CONTACT- W P. HICKMAN COMPANY (828)676-1700 WWW.WPH.COM
MC-2	METAL COPING	BELOW LIGHT BAND		PERMA SNAP PLUS	FACTORY FINISH TO MATCH PPG CAMEL TAN		CONTACT: W P HICKMAN COMPANY (828) 676-1700
MC-3	METAL COPING	TOP OF ARCHON		PERMA SNAP PLUS	FACTORY FINISH TO MATCH PPG DEEP ONYX		CONTACT: W P. HICKMAN COMPANY (828) 676-1700
MP-1	CORRUGATED METAL	PARAPET BAND	LEKTRON *SEE APPROVED SIGN SUPPLIERS	LED LIGHT BAND	FACTORY FINISH TO MATCH EP-1	*SEE PLANS	PRODUCT INFORMATION: JOHN FITZWILSON AT LEKTRON (800) 634-4059 OR (918) 622-4978 EXT 302 Email: jfitzwilson@lektroninc.com
MP-3	METAL CANOPY	ABOVE DOORS	*SEE APPROVED CANOPY SUPPLIERS	CUSTOM METAL CANOPY	COLOR: CLEAR ANODIZED	*SEE PLANS	
MP-4	METAL AWNING / SSM ROOFING	ABOVE WINDOWS / MANSARD ROOFING	FIRESTONE METAL PRODUCTS	STANDING SEAM METAL ROOF UC-4 PROFILE	SILVER METALLIC SR	*SEE PLANS	CONTACT: BRENNA ROMANI (317) 816-3206 OR (763) 587-1852
			BERRIDGE ROOFING METAL PRODUCTS	STANDING SEAM METAL ROOF CEE-LOCK	PREMIUM METALLIC - ZINC COTE	*SEE PLANS	CONTACT: TYLER HALL (210) 650-7047
MP-5	METAL PANEL	BELOW DRIVE THROUGH WINDOW	CENTRIA	CONCEPT SERIES CS200E	9946 SILVERSMITH		PRODUCT INFORMATION: JON SCHLOSSER AT CENTRIA (513) 793-9160 TO PURCHASE: JIM ABNER AT METALWORKS PLUS/BK (859) 442-5666
			MORIN	METAL PANEL XC-12	BRIGHT SILVER METALLIC		CONTACT: DANIEL DAVENPORT AT (800) 640-9501 Email: danield@morincorp.com
MP-7	CORRUGATED METAL PANELS	EXTERIOR SIGN ARCHONS	MORIN	METAL PANEL X-12	CS82544 RICH BLACK		CONTACT: DANIEL DAVENPORT AT (800) 640-9501 Email: danield@morincorp.com
			EXCEPTIONAL METALS	MASTERLINE 16 PANELS SIGNATURE 200	COAL BLACK		CONTACT: Elwood Newsome (800) 248-0280 x-2835 Email: emestimating@exceptionalmetals.com CONTACT: James Townsend (678) 982-6709 Email: jtownsend@exceptionalmetal.com

RESTAURANT FOR:

Carrols Corporation
848 James Street P.O. Box 6969
Syracuse, New York 13217-6969
(315) 424-0513

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INTERPLAN
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT
6V COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407 649-0008
FX 407 649-9134

CCN 154 | PM 2015-2116

BK 4320 - GALLATIN
GALLATIN, TN
BURGER KING

BK-50 | DATE 04/17/15

EXTERIOR FINISH SCHEDULE

A-4.1

Gallatin Burger King

Existing Architectural

SEP 14 2015

4-1079-15

FRONT ELEVATION -NORTH

MAIN ENTRY ELEVATION -WEST

SEP 14 2015

BURGER KING

841 NASHVILLE PIKE
GALLATIN, TN

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.

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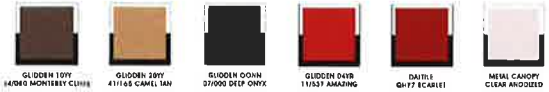
INTERPLAN NO. 2015.2110
09-04-15

4-1079-15



REAR ELEVATION -SOUTH

DRIVE THRU ELEVATION -EAST

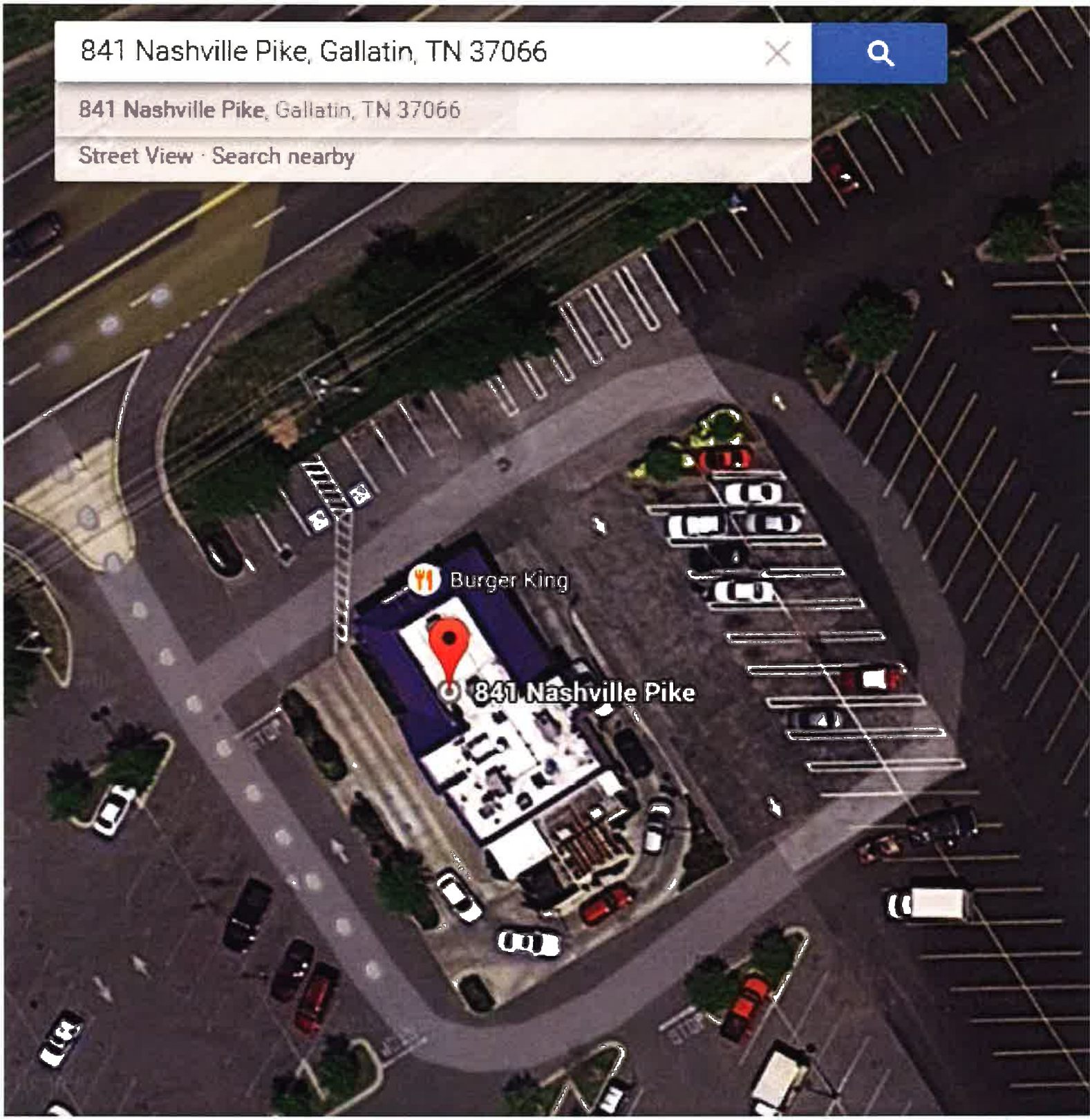
BURGER KING

841 NASHVILLE PIKE
GALLATIN, TN

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.

INTERPLAN LLC

INTERPLAN NO. 2015.2110
09-04-15



SEP 14 2015

4-1079-15

Burger King F1179
Gallatin, TN
August 14, 2015

Revision 3

RECEIVED
SEP 14 2015
GALLATIN PLANNING & ZONING

4-1079-15

Allen Industries
www.allenindustries.com
Signs and Image Solutions

Burger King
841 Nashville Pike
Gallatin, TN

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Name

Title Date

Revisions

03/12/15 Issue Date
07/28/15 Light Band Removed
08/11/15 Updates to meet Sign Code
08/14/15 Revised Elevations

Project Information

Client **Burger King F1179**
841 Nashville Pike
Gallatin, TN 37066
File **BK F1179 Gallatin TN R3**
Sales **House** Design **SPN** PM **Ann Henry**

Allen Industries
www.allenindustries.com
Signs and Image Solutions
Florida Division
11351 49th Street North, Clearwater, FL 33762
Phone 800-677-3076 727-573-3076 Fax 727-572-4815

MAIN ENTRANCE ELEVATION

SCALE 1/8" = 1'-0"

DRIVE THRU ELEVATION

SCALE 1/8 = 1'-0"

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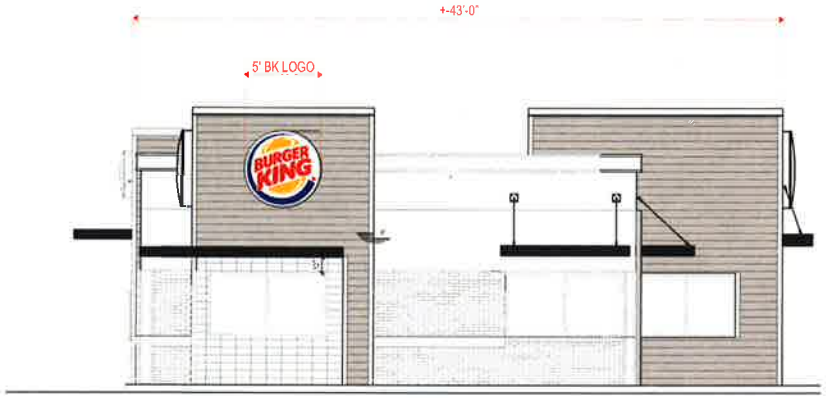
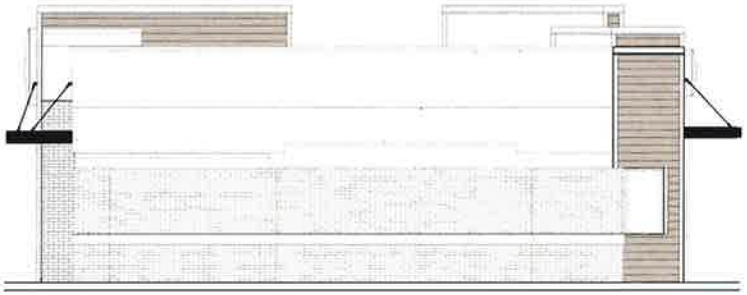


FRONT ELEVATION

SCALE 1/8" = 1'-0"

Note:
No signage this side of building



REAR ELEVATION

SCALE 1/8" = 1'-0"

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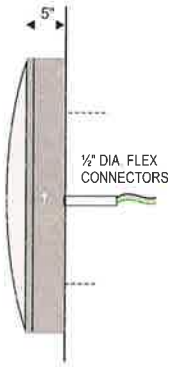
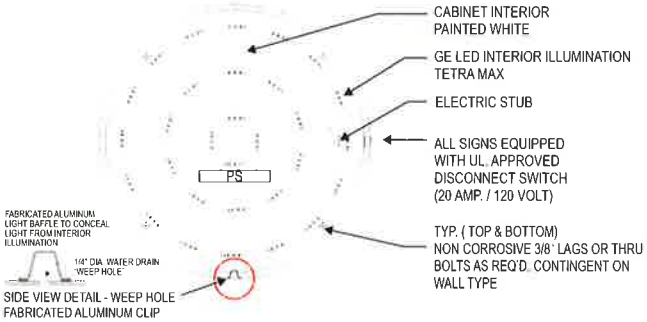
20/20 Sign Design
S -1.1L36 Wall Sign - 3'
Single Face, LED Illumination

SQ. FT. = 7.068

FRONT VIEW
SCALE: 3/4"=1'-0"



SIDE VIEW
SCALE: 3/4"=1'-0"



OPEN CABINET DETAIL
SCALE: 3/4"=1'-0"

LED SPECIFICATION:
GE Tetra Max
#GEMX71-2 White, 7100K

LED Module:

.31 height X 2.56 length X .55 depth

CABINET: TO BE FABRICATED OF ROLLED ALUMINUM FRAME w/ .090 BACKS & .063 RETURNS. WELDED CONSTRUCTION ALUMINUM INTERNAL BRACING. ACCESS INSIDE CABINET BY FACE REMOVAL. RETURNS TO BE .063 ALUMINUM ROLLED. RETAINERS TO BE ALUMINUM PAINTED BRUSHED ALUMINUM TO MATCH RETURNS. CABINET INTERIOR TO BE LINED W/ LIGHT ENHANCING FILM OR PAINT. ALL HARDWARE TO BE CORROSION RESISTANT.

ILLUMINATION (INTERNAL): BY GE TETRA MAX LED INTERIOR ILLUMINATION ALL HARDWARE & CONNECTIONS TO BE TO BE UL APPROVED.

ELECTRIC: 120 VOLT 20 AMP PRIMARY ELECTRIC CIRCUITS BROUGHT TO BASE OF SIGN AND FINAL CONNECTION BY BUYER. (1) 20 AMP CIRCUIT REQUIRED

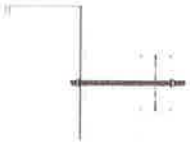
FACE: TO BE .177" CLEAR SOLAR GRADE POLYCARBONATE W/ UV INHIBITOR VACUUM FORMED TO CREATE CONVEX DOME SHAPE. DECORATION GRAPHICS TO BE 3M OR ORACAL TRANSLUCENT VINYL ON 2ND SURFACE W/ 3M WHITE WHITE DIFFUSER.

model	dia.	cabinet depth	face depth
S-1.1L36	36"	5"	2-9/16"

20/20 & Standard 1999 Size Specifications

dia. of sign	retainer	white space
3'	5/8"	2"

TOLERANCE FOR RETAINER: 1/8"



SIDE VIEW DETAIL

CONNECTION NOTES:
USE A MIN. OF (4) 3/8" DIA. STEEL CORROSION RESISTANT THRU BOLTS, OR LAG BOLTS, INTO STRUCTURAL 2X STRUCTURAL BLOCKING AS REQUIRED CONTINGENT ON WALL TYPE.

BURGER KING COLOR SPEC

- 3M Translucent Vinyl #3630-125 Yellow
- 3M Translucent Vinyl #3630-33 Red
- 3M Translucent Vinyl #3630-8703 Blue
- 3M White Diffuser #3635-30

Allen Industries FILE NUMBER E212503 | c UL us LISTED ELECTRIC SIGN | THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. | GROUNDED ELECTRICAL CONNECTIONS

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Name

Title Date

Revisions

03/12/15 Issue Date
07/28/15 Light Band Removed
08/11/15 Updates to meet Sign Code
08/14/15 Revised Elevations

Project Information

Client Burger King F1179
841 Nashville Pike
Gallatin, TN 37066
File BK F1179 Gallatin TN R3
Sales House Design SPN PM Ann Henry

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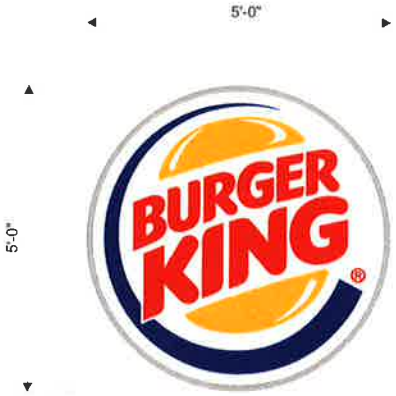
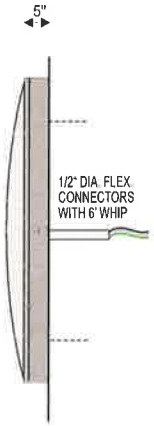
www.allenindustries.com
Signs and Image Solutions
Florida Division
11351 49th Street North, Clearwater, FL 33762
Phone 800-677-3076 727-573-3076 Fax 727-572-4815

20/20 Sign Design
S -1.1L60 Wall Sign - 5'
Single Face, LED Illumination

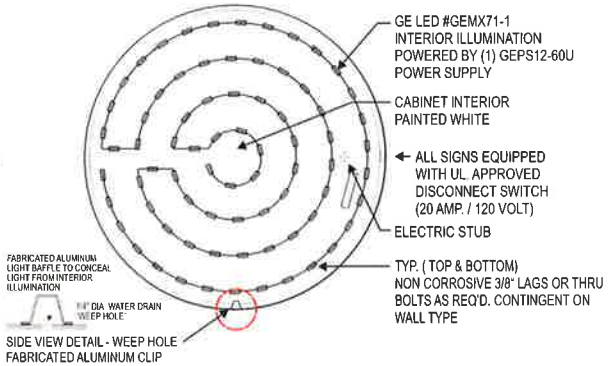


SQ. FT. = 19.635

FRONT VIEW
SCALE: 1/2"=1'-0"



SIDE VIEW
SCALE: 1/2"=1'-0"



OPEN CABINET DETAIL
SCALE: 1/2"=1'-0"

CABINET: TO BE FABRICATED OF ROLLED ALUMINUM FRAME w/ .090 BACKS & .063 RETURNS. WELDED CONSTRUCTION ALUMINUM INTERNAL BRACING. ACCESS INSIDE CABINET BY FACE REMOVAL. RETURNS TO BE .063 ALUMINUM ROLLED. RETAINERS TO BE ALUMINUM PAINTED BRUSHED ALUMINUM TO MATCH RETURNS. CABINET INTERIOR TO BE LINED W/ LIGHT ENHANCING FILM OR PAINT. ALL HARDWARE TO BE CORROSION RESISTANT.

ILLUMINATION (INTERNAL): BY GE LED MODULES #GEMX71-1 POWERED BY (1) GEPS12-60U POWER SUPPLY ALL HARDWARE & CONNECTIONS TO BE TO BE UL APPROVED.

ELECTRIC: 120 VOLT 20 AMP PRIMARY ELECTRIC CIRCUITS BROUGHT TO BASE OF SIGN AND FINAL CONNECTION BY BUYER. (1) 20 AMP CIRCUIT REQUIRED

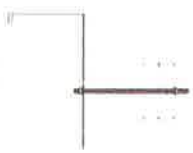
FACE: TO BE .177" CLEAR SOLAR GRADE POLYCARBONATE W/ UV INHIBITOR VACUUM FORMED TO CREATE CONVEX DOME SHAPE. DECORATION GRAPHICS TO BE 3M OR ORACAL TRANSLUCENT VINYL ON 2ND SURFACE W/ 3M WHITE WHITE DIFFUSER.

model	dia.	cabinet depth	face depth
S-1.1L60	60"	5"	3-9/16"

20/20 & Standard 1999 Size Specifications

dia. of sign	retainer	white space
5'	5/8"	2.5"

TOLERANCE FOR RETAINER: 1/8"



SIDE VIEW DETAIL

CONNECTION NOTES:
USE A MIN. OF (4) 3/8" DIA. STEEL CORROSION RESISTANT THRU BOLTS , OR LAG BOLTS, INTO STRUCTURAL 2X STRUCTURAL BLOCKING AS REQUIRED CONTINGENT ON WALL TYPE.

BURGER KING COLOR SPEC

- 3M Translucent Vinyl #3630-125 Yellow
- 3M Translucent Vinyl #3630-33 Red
- 3M Translucent Vinyl #3630-8703 Blue
- 3M White Diffuser #3635-30

NOTE: ALL UL LABELS TO BE PLACED OUT OF EYE SIGHT

Allen Industries FILE NUMBER E212003 | c UL us LISTED ELECTRIC SIGN | THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. | GROUNDED ELECTRICAL CONNECTIONS

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Name
Title Date

Revisions

03/12/15 Issue Date
07/28/15 Light Band Removed
08/11/15 Updates to meet Sign Code
08/14/15 Revised Elevations

Project Information

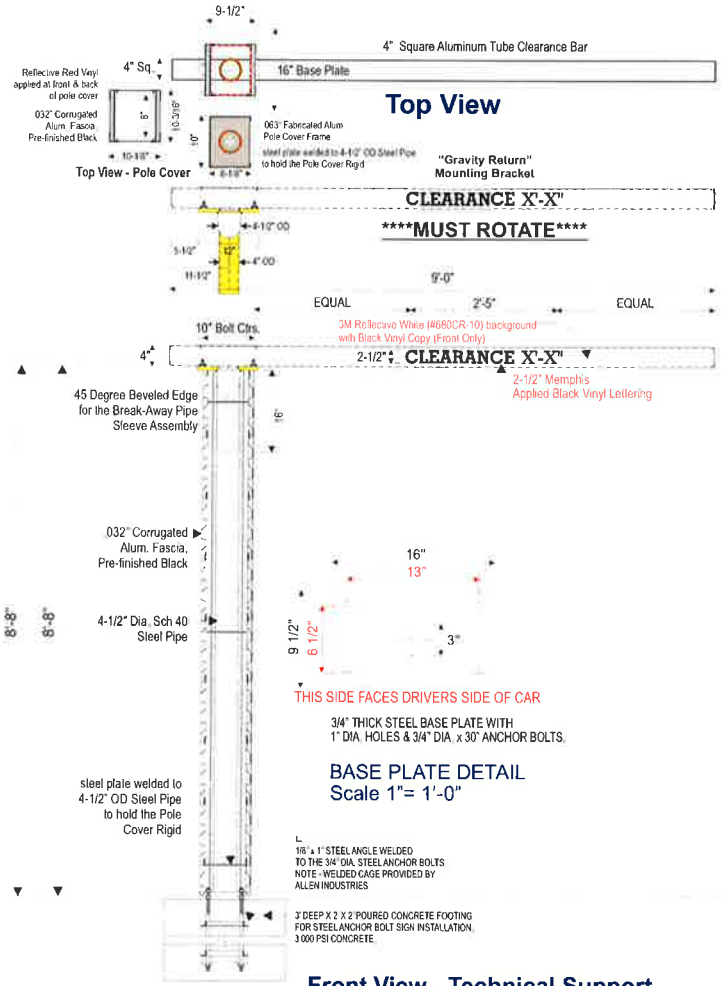
Client Burger King F1179
841 Nashville Pike
Gallatin, TN 37066
File BK F1179 Gallatin TN R3
Sales House Design SPN PM Ann Henry

Allen Industries
www.allenindustries.com
Signs and Image Solutions
Florida Division
11351 49th Street North, Clearwater, FL 33762
Phone 800-677-3076 727-573-3076 Fax 727-572-4815

20/20 Sign Design
BK S-10.1 A Drive Thru Clearance Bar

NOTE: ALL UL LABELS TO BE PLACED OUT OF EYE SIGHT

Allen Industries — ELECTRIC SIGN — THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. — GROUNDED ELECTRICAL CONNECTION

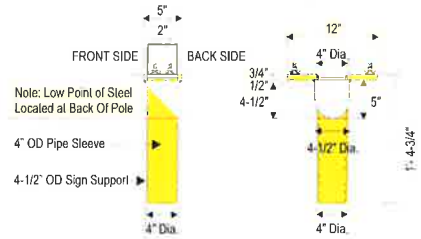


Front View - Technical Support
Scale 1/2" = 1'-0"

Top View

SIDE VIEW
STEEL PLATE ASSEMBLY
Scale 3/4" = 1'-0"

45 Degree Beveled Edge Sleeve Assembly

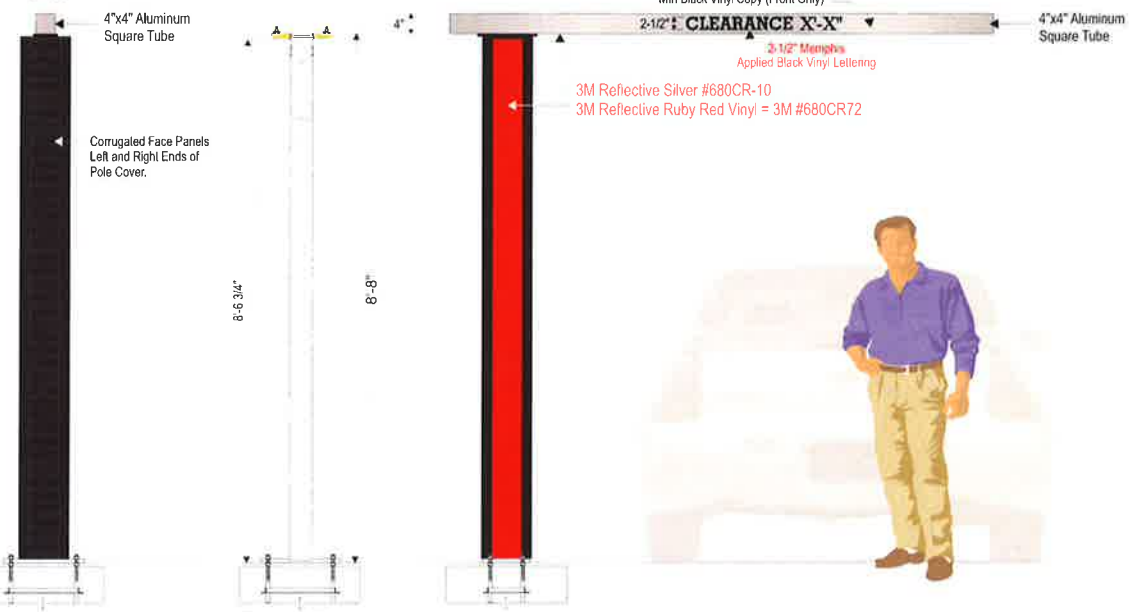


Side View

Front View Pipe Sleeve

Color Reference:

- Painted Black Polyurethane Satin Finish
- Reflective Ruby Red Applied Vinyl — 3M Reflective Ruby Red Vinyl = 3M #680CR72
- Painted Brushed Aluminum — BKG on Clearance Bar — 3M Reflective Silver #680CR-10



Front View Steel Pipe Support
Scale 1/2" = 1'-0"

Front View - S-10.1A Clearance Bar
Scale 1/2" = 1'-0"

BURGER KING

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Project Information

Client: Burger King F1179
841 Nashville Pike
Gallatin, TN 37066
File: BK F1179 Gallatin TN R3
Sales: House Design: SPN PM: Ann Henry

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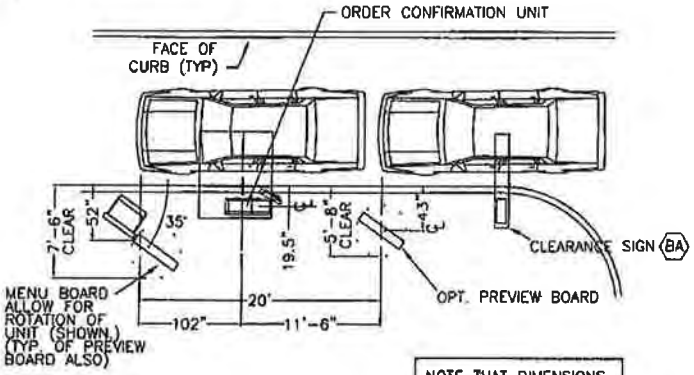


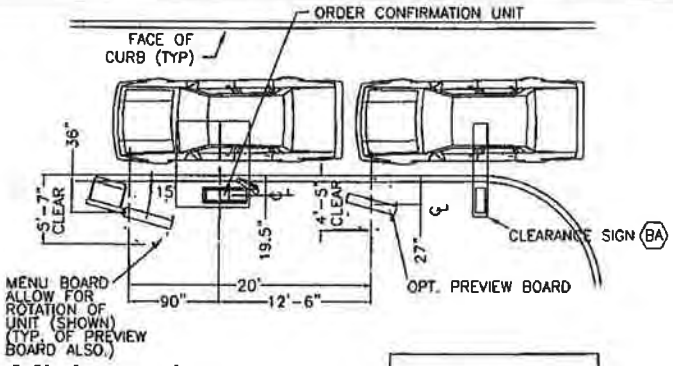
Preferred Layout

SCALE: 1" = 10'

NOTE THAT DIMENSIONS ARE CRITICAL.

NOTE: THE PREFERRED LAYOUT SHOULD BE USED WHENEVER SPACE ALLOWS. ANGLES BETWEEN THE PREFERRED LAYOUT AND MINIMUM LAYOUT ARE ACCEPTABLE AS LONG AS:
(1) THE DISTANCES FROM THE CENTERLINES OF THE SUPPORT POLES OF THE MENU BOARD AND PREVIEW BOARD TO THE FACE OF CURB ARE REDUCED BY 4" FOR EVERY 5 DEGREES OF ROTATION, AND
(2) THE DISTANCE FROM THE CENTERLINE OF THE ORDER CONFIRMATION UNIT AND THE CENTERLINE OF THE MENU BOARD IS REDUCED BY 3" FOR EVERY 5 DEGREES OF ROTATION.

THE CENTERLINE OF MENU BOARD TO CENTERLINE OF PREVIEW BOARD REMAINS AT 20'

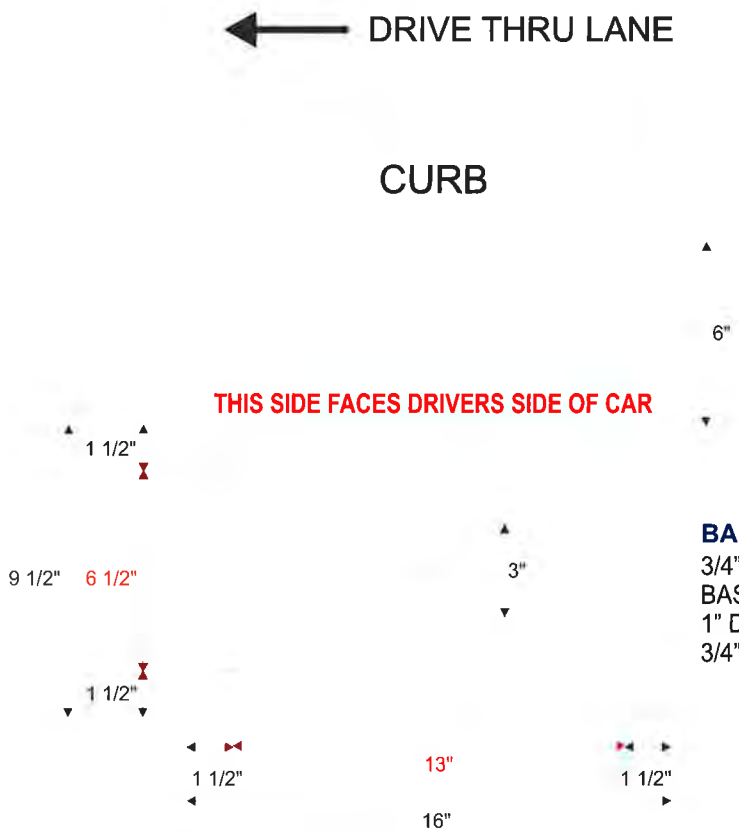


Minimum Layout

SCALE: 1" = 10'

NOTE THAT DIMENSIONS ARE CRITICAL.

DRIVE-THRU ORDER STATION 2020 IMAGE



BASE PLATE DETAIL
3/4" THICK STEEL
BASE PLATE WITH
1" DIA. HOLES AND
3/4" DIA. ANCHOR BOLTS.

BASE PLATE DETAIL

SCALE: 3" = 1'-0"

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841 Nashville Pike
Gallatin, TN 37066
File BK F1179 Gallatin TN R3
Skins House Design SPN PM Ann Henry

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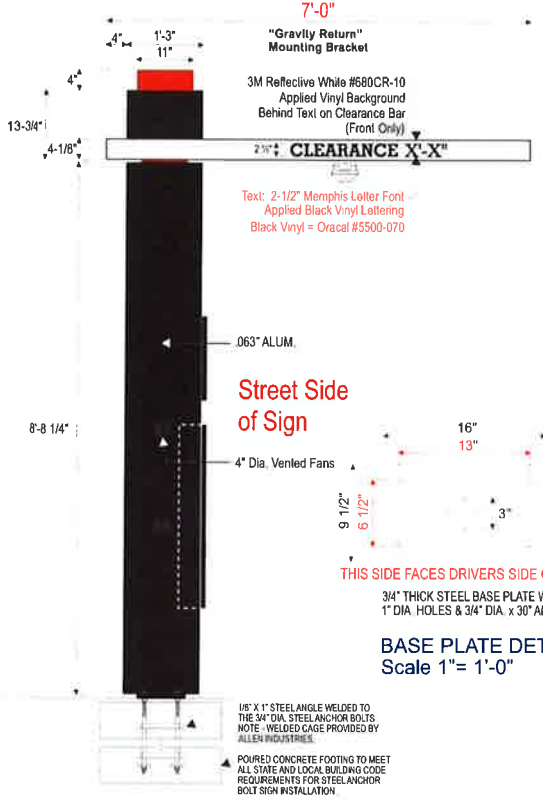
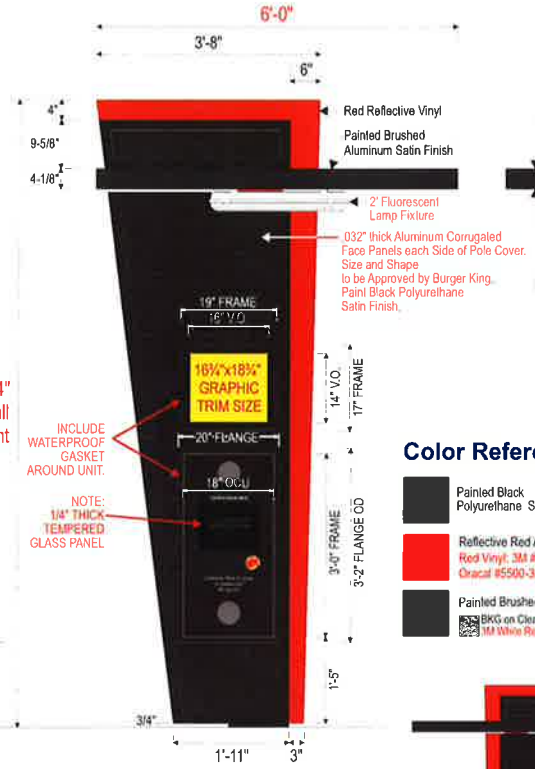
20/20 Sign Design
BK S-10.2b Drive Thru OCU No Logo
Swing Away Canopy Arm



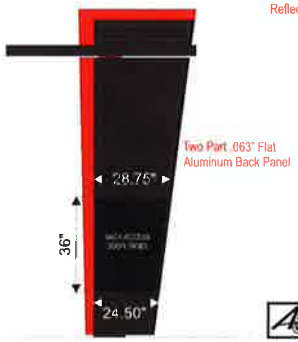
Side View
Scale 1/2"= 1'-0"



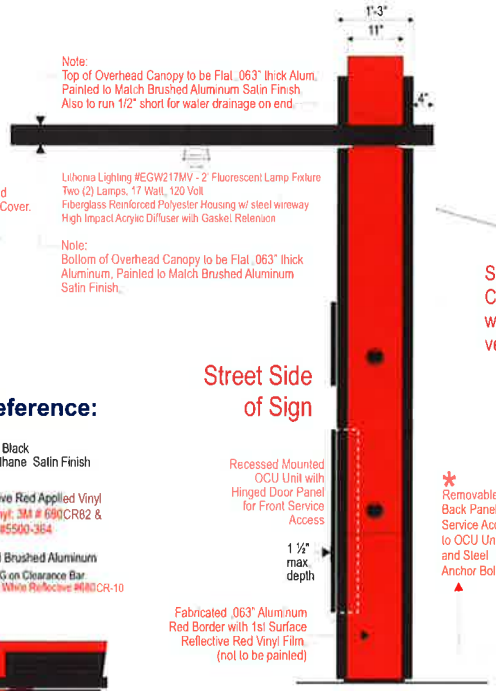
Front View
Scale 1/2"= 1'-0"

Color Reference:

- Painted Black Polyurethane Satin Finish
- Reflective Red Applied Vinyl Red Vinyl: 3M # 680CR82 & Oracal #5500-364
- Painted Brushed Aluminum BKG on Clearance Bar 3M White Reflective #680CR-10

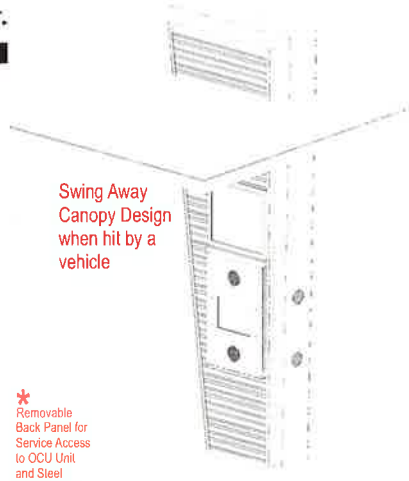


Rear View



Side View
Scale 1/2"= 1'-0"

Street Side View



NOTE: ALL UL LABELS TO BE PLACED OUT OF EYE SIGHT

Allen Industries FILE NUMBER E12282 | UL LISTED ELECTRIC SIGN | THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN | GROUNDED ELECTRICAL CONNECTIONS

BURGER KING

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Title Date

Revisions

03/12/15 Issue Date
07/28/15 Light Band Removed
08/11/15 Updates to meet Sign Code
08/14/15 Revised Elevations

Project Information

Client: Burger King F1179
841 Nashville Pike
Gallatin, TN 37066
File: BK F1179 Gallatin TN R3
Sales: House Design: SPN PM: Ann Henry

Allen Industries
www.allenindustries.com
Signs and Image Solutions
Florida Division
11351 49th Street North, Clearwater, FL 33762
Phone 800-677-3076 727-573-3076 Fax 727-572-4815

ITEM 7

GMRPC Resolution No. 2015-117

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR OAK HILL PHASE 2A, CONTAINING 10 SINGLE FAMILY LOTS, TWO (2) NEW PUBLIC RIGHT-OF-WAY, AND ONE (1) OPEN SPACE TRACT, ON 5.52 (+/-) ACRES, LOCATED SOUTH OF EAST BROADWAY (US-31E) AND WEST OF ROUNDTREE DRIVE.– (1-1091-15C)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by Doyle Elkins at the regularly scheduled meeting on September 28, 2015; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff, in the Planning Commission Staff Report, and the evidence and testimony presented during the meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-403 and §13-4-303 and Gallatin Subdivision Regulations, Chapter 1, Section 1-104, items 1-11 and Chapter 2, Section 2-105:

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Suburban Neighborhood Emerging Community Character Area.
2. The Final Plat is consistent with the purpose and intent of the R15 Medium Density Residential Zoning District and the R20 Low Density Residential Zoning District and the Preliminary Plat for Oak Hill Phase 2.
3. The Final Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
5. The Final Plat complies with the requirements of the subdivision regulations as described in Section 2-105, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Final Plat for Oak Hill Phase 2A, consisting of a one (1) sheet plat, prepared by Doyle Elkins, of Murfreesboro, Tennessee, with Job No. 15200A, and dated August 3, 2015, with the following conditions:

1. Correct the dimensions along the property boundary behind Lots 226 through 231. Current dimensions are not equal.
2. Add pavement width to Basswood Drive.
3. Label of Add a note stating five (5) foot sidewalks on both sides of Ironwood Circle and Basswood Drive.
4. Make the Surveyor Stamp and Signature larger.
5. Add a note stating the Ownership and Maintenance of the Bufferyard.
6. Force main lies at the edge of proposed P.U.D.E., widen the P.U.D.E. to allow sufficient access to utility when needed. Confirm necessary width with Utility Department.
7. Revise temporary turnaround(s) to not include curb, gutter, sidewalk, etc. And to be located at the end of proposed roadway.
8. All proposed right-of-way corners shall be marked with concrete monuments; revise plan and legend to reflect this. Some symbology is missing or inconsistently used/sized.
9. Dimension sidewalk and grass strip widths; may also be included in typical lot layouts.
10. Submit a subdivision surety, in the amount calculated by the Engineering Division, prior to recording a final plat.
11. Submit three (3) corrected folded copies of the Final Plat to the Planning Department.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 8/28/15

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT A

ITEM 7
PLANNING DEPARTMENT STAFF REPORT

Final Plat for Oak Hill Phase 2A
(PC File# 1-1091-15C)
Located South of East Broadway (US Hwy 31E) and West of Roundtree Drive
Date: September 9, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR OAK HILL, PHASE 2A, A MAJOR SUBDIVISION, TO CREATE 10 SINGLE FAMILY LOTS, TWO (2) PUBLIC RIGHTS-OF-WAY, AND ONE (1) OPEN SPACE TRACT ON 5.52 (+/-) ACRES, LOCATED SOUTH OF EAST BROADWAY (US HWY 31E) AND WEST OF ROUNDTREE DRIVE.

OWNER:	**CHOICE INVESTMENT, LLC AND J.D. RIVERGATE LAND TRUST**
APPLICANT:	**OAK HILL DEVELOPMENT PARTNERSHIP (TOMMY STRICKLAND)**
STAFF RECOMMENDATION:	**APPROVAL OF GMRPC RESOLUTION NO. 2015-117**
STAFF CONTACT:	**KEVIN CHASTINE, AICP**
PLANNING COMMISSION DATE:	**SEPTEMBER 28, 2015**

PROPERTY OVERVIEW: THE owner and applicant requests approval of a Final Plat for Oak Hill Phase 2A, to create 10 single family lots, two (2) new public rights-of-way, and one (1) open space tract on 5.52 (+/-) acres, located south of East Broadway (US HWY 31E) and west of Roundtree Drive. The property is currently zoned Residential-15 (R15) and Residential-20 (R20). One-Family Detached Dwellings is a permitted use in the R15 and R20 zone districts. (Attachment 7-1)

CASE BACKGROUND:

Previous Approvals

On October 28, 1996, the Planning Commission recommended to rezone the Oak Hill property (PC File# 3-16-96) from Agriculture Residential (A) to R15 Medium Density Residential and R20 Low Density Residential. On December 17, 1996, City Council approved the annexation (ORD# 9610-086) and rezoning (ORD# 9611-100 and 9611-101).

On May 23, 2005, the Planning Commission approved a Sketch Plat (PC File# 1-10-05A) for the entire Oak Hill Subdivision.

On October 23, 2006, the Planning Commission approved a Preliminary Plat (PC File# 1-15-05B) for the entire Oak Hill Subdivision.

On December 18, 2006, the Planning Commission approved the Final Plats for the Oak Hill subdivision Phase 1 (PC File# 1-53-06C), Phase 2 (PC File# 1-54-06C) (Attachment 7-2) and Phase 3 (PC File# 1-55-06C).

The Phase 1 final plat was first recorded on May 25, 2007 (P.B. 24 Pg. 224) and a revised plat was recorded on February 6, 2008. (P.B. 25 Pg. 302) The Phase 2 and Phase 3 final plats were never recorded and have expired.

On, April 20, 2010, City Council approved a rezoning with Preliminary Master Development Plan for Oak Hill Subdivision. (PC File# 3-17-09). This changed the zoning on 48.564 (+/-) acres from R15 and R20 to R15 Medium Density Residential-Planned Residential Development (R15-PRD). The PMDP expired because it has been more than three (3) years since approval of the ordinance (ORD# O1ØØ3-21) by City Council.

On May 18, 2015 the Planning Commission recommended approval to City Council to rezone (PC File# 3-562-15) the same 48.564 (+/-) acres from Residential-15 Planned Residential Development (R15-PRD) to R15 and R20. On July 7, 2015 City Council approved the ordinance (Ord. O1506-36) rezoning the property from R15-PRD to R-15 and R-20. (Attachment 7-3)

DISCUSSION:

Proposed Development

The applicant is requesting approval of a Final Plat for Oak Hill Phase 2A to create 10 single family lots, two (2) public rights-of-way, and one (1) open space tract on a portion of one (1) parcel (Tax Map 105 Parcel 46.00) totaling 5.52 (+/-) acres. The property is located south of East Broadway (US-31E) and west of Roundtree Drive.

Natural Features

The natural topography of the site is characterized by rapidly changing slopes from a high point of 690' near the southeast portion of the area to a low point of 578' near the northern central portion of the site that is adjacent to Oak Hill Phase 1. The northeast corner of the plat, adjacent to Phase 1, has an elevation of 606' and the far southern point of the plat has an elevation of 643', as shown on the previously approved Oak Hill Preliminary Plat (PC File@ 1-15-05B). Mature trees and other vegetation cover the entire area. Based on FEMA FIRM Map 47165C317G the property is not located within any special flood hazard area. The plat contains a note indicating this information.

Adjacent or Area Uses

The property to the south is vacant land proposed for Phase 2B (also being considered on this agenda). The property to the north is zoned R15 Medium Density Residential and is platted as the Oak Hill Subdivision, Phase 1 (Plat Book 25 Page 302). The property to the east, Roundtree Subdivision, is located within Sumner County and is zoned Residential 1A (R1A). Finally, the property to the west is vacant land zoned R15 and is part of Oak Hill Preliminary Master Development Plan and future Phase 3 of the Oak Hill subdivision.

Lot Layout

The R15 zoning requires a minimum lot size of 15,000 square feet. The R20 zoning requires a minimum lot size of 20,000 square feet. All lots meet or exceed the required minimum lot size, with the smallest lot being 15,000 square feet (Lot 71 and 72) and the largest lot being 20,044 square feet (Lot 228). There are 10 lots in Phase 2A with the four (4) R15 zoned lots located west of Ironwood Circle and the six (6) R20 zoned lots located

east of Ironwood Circle. Ironwood Circle forms the zoning line between the R15 zoned lots on the west side of the street and the R20 zoned lots on the east side of the street.

Rights-of-Way/Streets/Roads
Approximately 730 linear feet of public right-of-way will be constructed for Ironwood Circle (540 linear feet) and Basswood Drive (190 linear feet). Both rights-of-way will be 50 feet in width with 24 foot pavement and five (5) foot sidewalks on both sides of the roads. Ironwood Circle will be extended with the construction of Phase 2B and Basswood Drive will be extended with the construction of Phase 3.

Open Space and Bufferyard
The Final Plat shows one (1) open space tract located along the eastern property boundary of lots 226 through 231. The open space tract contains a 25 foot bufferyard and totals 15,841 square feet (.363 acres). The Final Plat shall be updated to label the open space tract as 'Open Space Tract A'.

Buildings and Architectural Elevations
The architectural design of the residences will follow the existing covenants for Oak Hill Phase 1.

Site Surety
The applicant is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080. Surety Required of the Gallatin Zoning Ordinance, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits.

Planning Department Comments
The Planning Department reviewed and commented on the Final Plat. The applicant satisfied all Planning Department review comments except those included as conditions of approval.

Engineering Division Comments
The Engineering Division reviewed and commented on the Final Plat. The applicant satisfied all Engineering Division review comments except those included as conditions of approval.

Other Departmental Comments
Other City Departments reviewed and commented on the Final Plat. The applicant satisfied all Other Departmental review comments except those included as conditions of approval.

FINDINGS:

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Suburban Neighborhood Emerging Community Character Area.

2. The Final Plat is consistent with the purpose and intent of the R15 Medium Density Residential Zoning District and the R20 Low Density Residential Zoning District and the Preliminary Plat for Oak Hill Phase 2.
3. The Final Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
5. The Final Plat complies with the requirements of the subdivision regulations as described in Section 2-105, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

The Gallatin Municipal-Regional Planning Commission hereby approves the Final Plat for Oak Hill Phase 2A, consisting of a one (1) sheet plat, prepared by Doyle Elkins, of Murfreesboro, Tennessee, with Job No. 15200A, and dated August 3, 2015, with the following conditions:

1. Correct the dimensions along the property boundary behind Lots 226 through 231. Current dimensions are not equal.
2. Add pavement width to Basswood Drive.
3. Label of Add a note stating five (5) foot sidewalks on both sides of Ironwood Circle and Basswood Drive.
4. Make the Surveyor Stamp and Signature larger.
5. Add a note stating the Ownership and Maintenance of the Bufferyard.
6. Force main lies at the edge of proposed P.U.D.E., widen the P.U.D.E. to allow sufficient access to utility when needed. Confirm necessary width with Utility Department.
7. Revise temporary turnaround(s) to not include curb, gutter, sidewalk, etc. And to be located at the end of proposed roadway.
8. All proposed right-of-way corners shall be marked with concrete monuments; revise plan and legend to reflect this. Some symbology is missing or inconsistently used/sized.
9. Dimension sidewalk and grass strip widths; may also be included in typical lot layouts.
10. Submit a subdivision surety, in the amount calculated by the Engineering Division, prior to recording a final plat.
11. Submit three (3) corrected folded copies of the Final Plat to the Planning Department.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City.)

ATTACHMENTS

Attachment 7-1 Location Map for Oak Hill Phase 2A
Attachment 7-2 Previously Approved Final Plat for Oak Hill Phase 2 (1-54-06C)
Attachment 7-3 Oak Hill Rezoning (ORD # 1506-36) (Ord # O15Ø6-36)
Attachment 7-4 Final Plat for Oak Hill Phase 2A

I:\ACTIVITIES & PROJECT TYPES\MAJOR SUBDIVISIONS\OAK HILL\PHASE 2A\Item 7 Oak Hill – Phase 2A – Final Plat – (1-1091-15C) KC

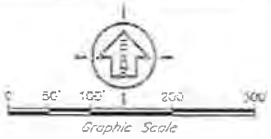
Prepared By: Kevin Chastine, AICP
Prepared On: September 11, 2015

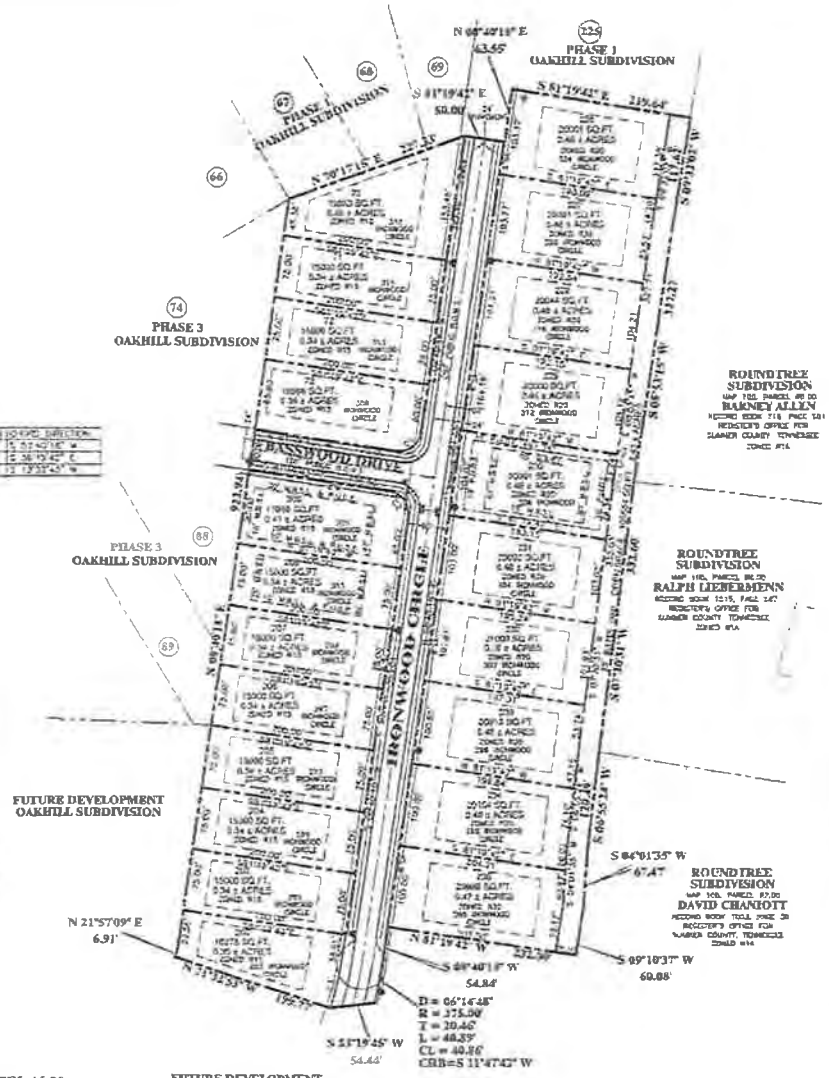
Location Map

Oak Hill Subdivision - Phase 2A Final Plat
South of Shagbark Lane and West of Roundtree Drive

PC File# 1-1091-15C

ATTACHMENT 7-1





MARKER	DELTA ANGLE	TANGENT	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	10°00'00"	125.00'	125.00'	39.27'	39.06'	S 21°42'16" W
C2	10°00'00"	125.00'	125.00'	39.27'	39.06'	S 36°19'45" E
C3	150°44'48"	125.00'	127.81'	314.49'	232.49'	S 13°33'43" W

NOTE:

1. ALL CORNERS MARKED BY IRON RODS UNLESS NOTED OTHERWISE.
2. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES MUST BE CONFIRMED WITH THE APPROPRIATE UTILITY PROVIDER.
3. ANY AND ALL UTILITIES MAY CARRY ONE OR MORE EASEMENTS. OWNER/CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY PROVIDER FOR THE EXACT LOCATION OF THESE EASEMENTS.
4. BEARINGS ARE REFERENCED TO STATE PLANE COORDINATES.
5. NO TITLE COMMITMENT HAS BEEN FURNISHED TO THIS SURVEYOR PRIOR TO THIS SURVEY. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
6. PROPERTY IS CURRENTLY ZONED R15 AND R20.
7. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREA "X" (AREAS OUT OF THE 500-YR FLOOD) ACCORDING TO FEMA MAP COMMUNITY-PANEL NUMBER #47165C0117D DATED 09-29-06.
8. ALL OPEN SPACE SHOWN HEREON ARE COMMONS AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN OAK HILL SUBDIVISION FOR RECREATION AND RELATED ACTIVITIES AND SHALL MAINTAIN OPEN SPACE AREAS AND DETENSION PONDS.

OWNER/DEVELOPER
D. MARK LINEBERRY; CHOICE INVESTMENT, LLC;
J.D. RIVERGATE LAND TRUST;
AND
BELEW GROUP, LLC
116 LINEBERRY BLVD.
SUITE 301
MT. JULIET, TN. 37122

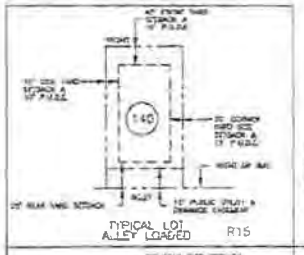
MAP 105, PART OF PARCEL 46.00
RECORD BOOK 2497, PAGE 336

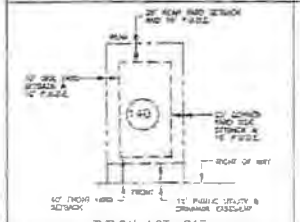
LOCATION MAP

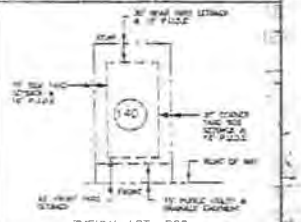
NOT TO SCALE

LEGEND

- UTILITY POLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- OVERHEAD ELECTRIC POWER LINE
- OVERHEAD TELEPHONE LINE
- SANITARY SEWER LINE
- WATER LINE







CROCKETT SURVEYING
LEBANON TN. 37087
(615) 444-6930
SUBDIVISION DESIGN
SURVEYS LAND PLANNING

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "OAKHILL SUBDIVISION - PHASE 2" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

WATER SYSTEM _____, 20 ____ SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

SEWER SYSTEM _____, 20 ____ SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN R.O.D. 2497, PAGE 336, R.O.S.C., AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS.

DATE _____ OWNER _____
DATE _____ OWNER _____
DATE _____ OWNER _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE EITHER OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS IN THESE REGULATIONS.

DATE _____ REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OF THE GALLATIN MUNICIPAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ CITY ENGINEER

CERTIFICATE OF COMMON AREAS DEDICATION

IN RECEIVING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN OAKHILL SUBDIVISION FOR THE RECREATION AND RELATED ACTIVITIES. THE AFORE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN OAKHILL SUBDIVISION, AS MORE FULLY PROVIDED IN ARTICLE _____ DECLARATION OF COVENANTS AND RESTRICTIONS APPLICABLE TO OAKHILL SUBDIVISION DATED _____ AND RECORDED WITHIN THIS PLAT SAID ARTICLE ____ IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

DATE _____ OWNER _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ SECRETARY, PLANNING COMMISSION
DATE _____ CHAIRMAN, PLANNING COMMISSION

FINAL PLAT

OAKHILL SUBDIVISION - PHASE - 2

EAST BROADWAY (U.S. HIGHWAY 31E) CITY OF GALLATIN,

10TH CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

TOTAL ACRES = 11.32 ±	TOTAL LOTS = 22
ACRES OF NEW ROAD = 1.48 ±	FEET OF NEW ROAD = 1255.57 ±
OWNER: (SEE OWNERS BLOCK)	CIVIL DISTRICT: 10TH
SCALE: 1" = 100'	CITY OF GALLATIN
SURVEYOR: CROCKETT SURVEYING	SUMNER COUNTY
JOB # 05-8787-S.C	STATE OF TENNESSEE
DATE: NOVEMBER 13, 2006	SHEET 1 OF 1

6-

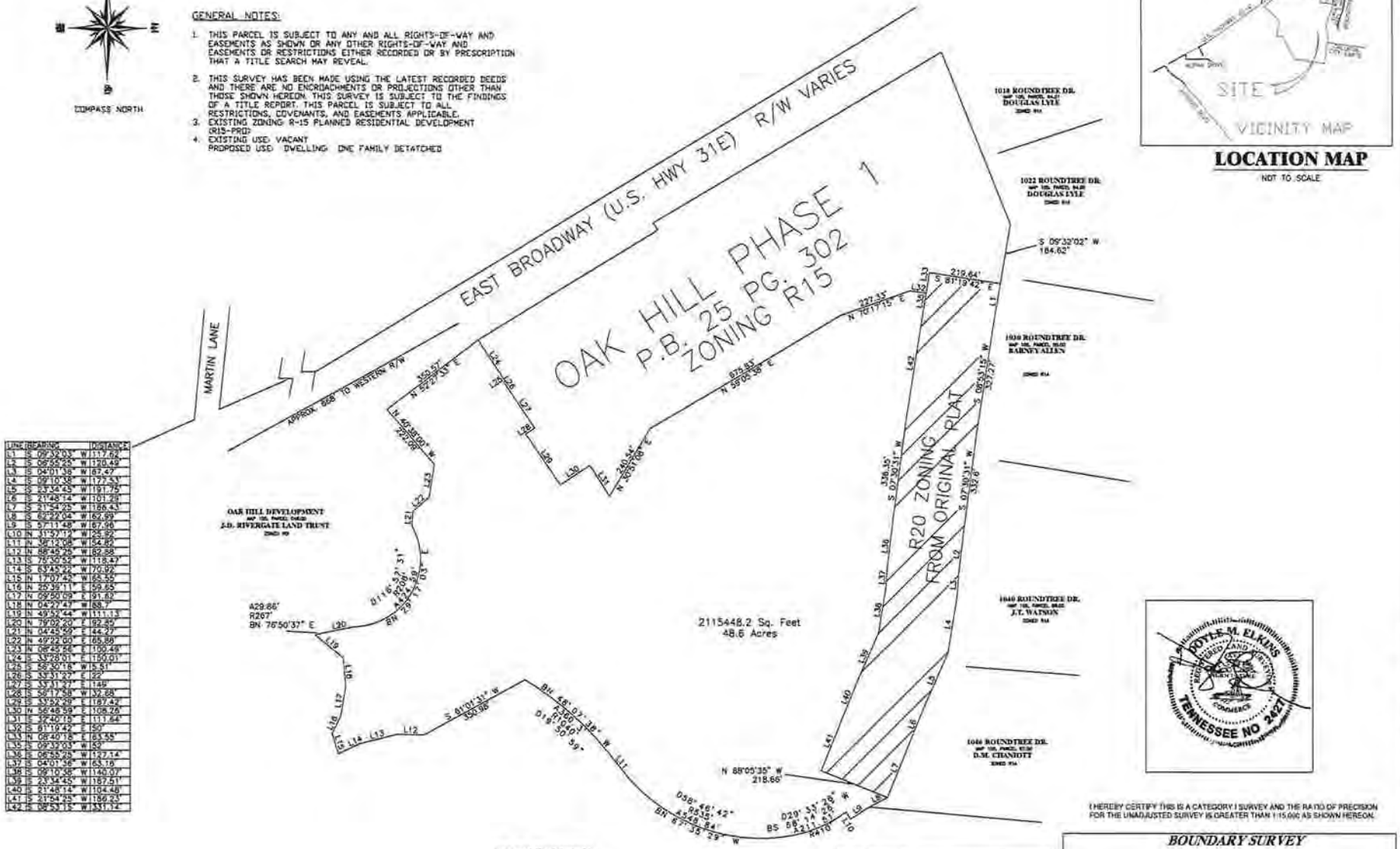
RESUBMITTAL 1-5406

ATTACHMENT 2

COMPASS NORTH

GENERAL NOTES:

1. THIS PARCEL IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN OR ANY OTHER RIGHTS-OF-WAY AND EASEMENTS OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A TITLE SEARCH MAY REVEAL.
2. THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT. THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE.
3. EXISTING ZONING: R-15 PLANNED RESIDENTIAL DEVELOPMENT (R15-PRD)
4. EXISTING USE: VACANT
   PROPOSED USE: DWELLING: ONE FAMILY DETATCHED



LINE	BEARING	DISTANCE
L1	S 09°32'03" W	117.62'
L2	S 08°55'25" W	128.49'
L3	S 04°01'38" W	67.47'
L4	S 09°10'38" W	177.53'
L5	S 23°34'45" W	191.75'
L6	S 21°48'14" W	101.29'
L7	S 21°54'25" W	186.43'
L8	S 63°22'04" W	82.99'
L9	S 57°11'48" W	67.98'
L10	N 31°57'17" W	25.82'
L11	N 38°12'08" W	54.82'
L12	N 88°46'25" W	82.88'
L13	S 75°30'52" W	118.47'
L14	S 63°45'22" W	70.92'
L15	N 17°07'42" W	65.55'
L16	N 25°39'11" E	59.65'
L17	N 09°50'09" E	91.82'
L18	N 04°27'47" W	88.7'
L19	N 49°52'44" W	111.13'
L20	N 39°02'20" E	92.45'
L21	N 04°45'49" E	44.27'
L22	N 49°22'00" E	65.88'
L23	N 08°45'56" E	100.49'
L24	S 33°28'01" E	150.01'
L25	S 56°30'18" W	15.51'
L26	S 33°31'27" E	122'
L27	S 33°31'27" E	149'
L28	S 38°17'58" W	32.68'
L29	S 33°52'29" E	187.42'
L30	N 56°46'59" E	108.26'
L31	S 39°40'18" E	111.84'
L32	S 61°19'42" E	150'
L33	N 08°40'18" E	63.55'
L35	S 09°32'03" W	152'
L36	S 08°55'25" W	127.14'
L37	S 04°01'38" W	63.18'
L38	S 09°10'38" W	140.07'
L39	S 23°34'45" W	167.51'
L40	S 21°48'14" W	104.48'
L41	S 21°54'25" W	186.23'
L42	S 08°53'15" W	331.14'

I HEREBY CERTIFY THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000 AS SHOWN HEREON.

Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

BOUNDARY SURVEY

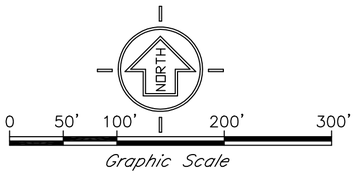
OAK HILL SUBD.

EAST BROADWAY, GALLATIN
10TH CIVIL DIST., SUMNER CO., TN

PREPARED FOR: TOMMY STRICKLAND

DATE	SCALE	SHEET	DRAWN BY	PROJECT
APR. 23, 2015	1" = 200'	1 OF 1	DMB	15092

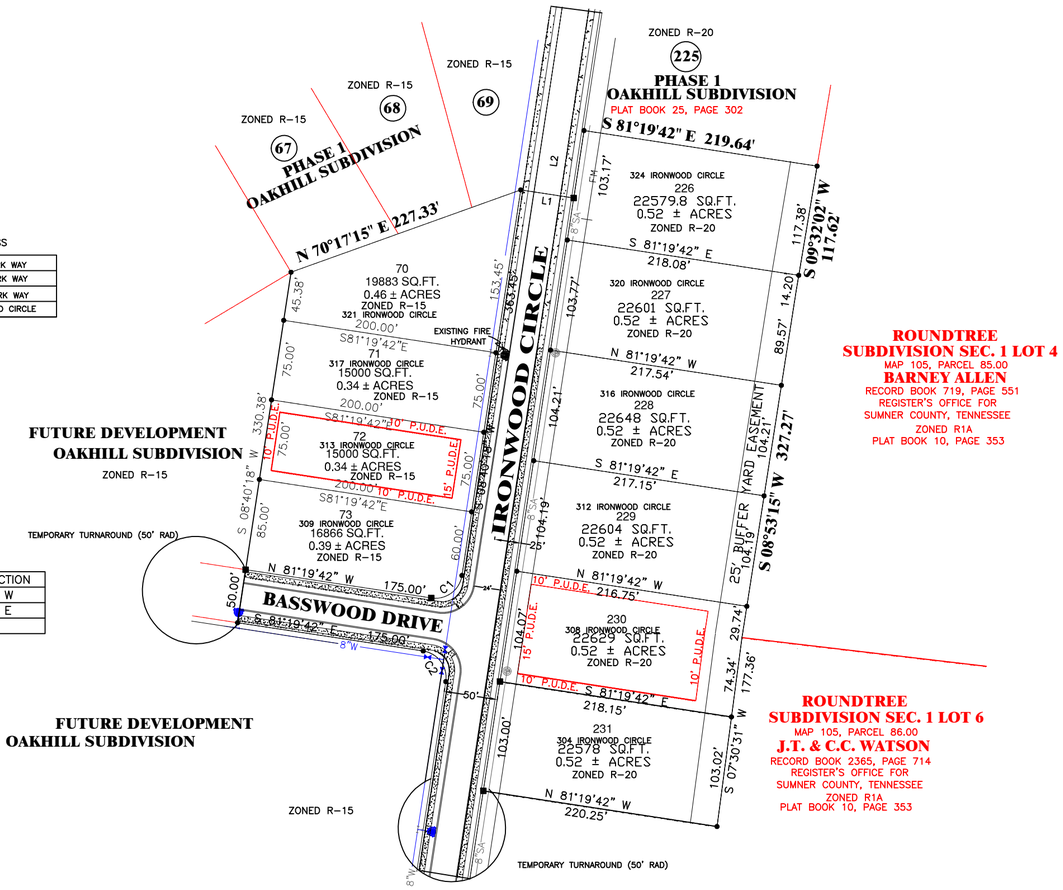
ATTACHMENT 7-3

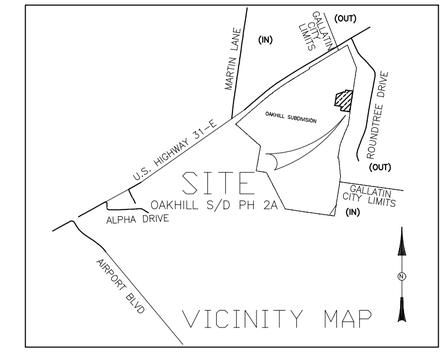


LOT	OWNER	ZONING	TAX MAP	RECORDBOOK	PLAT	ADDRESS
67	R.L. TRIPP, ET UX	R-15	105-16.00	RB3846 578	PB 25 P302	1813 SHAGBARK WAY
68	EATHERLY PROP.	R-15	105- 17.00	2780-116	PB 25 P302	1817 SHAGBARK WAY
69	M.W. SMITH	R-15	105 -18.00	4125-724	PB 25 P302	1821 SHAGBARK WAY
225	O.T. WHEELER	R-15	105- 19.00	4068-582	PB 25 P302	328 IRONWOOD CIRCLE

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	90°00'00"	25.00	25.00	39.27	35.36	S 53°40'18" W
C2	90°00'00"	25.00	25.00	39.27	35.36	S 36°19'42" E

LINE	BEARING	DISTANCE
L1	S 81°19'42" E	50.00'
L2	N 07°46'43" E	63.41'





LOCATION MAP

NOT TO SCALE

LEGEND

These standard symbols will be found in the drawing.

- WATER VALVE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- IRON PIN SET
- CONCRETE MONUMENT SET
- 5' SIDEWALK

NOTE:

1. THE PURPOSE OF THIS PLAT IS TO CREATE (10) TEN BUILDABLE LOTS.
2. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES MUST BE CONFIRMED WITH THE APPROPRIATE UTILITY PROVIDER.
3. ANY AND ALL UTILITIES MAY CARRY ONE OR MORE EASEMENTS. OWNER/CONTRACTOR MUST CONTACT THE APPRIATE UTILITY PROVIDER FOR THE EXACT LOCATION OF THESE EASEMENTS.
4. BEARINGS ARE REFERENCED TO STATE PLANE COORDINATES.
5. NO TITLE COMMITMENT HAS BEEN FURNISHED TO THIS SURVEYOR PRIOR TO THIS SURVEY. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
6. PROPERTY IS CURRENTLY ZONED R-15 AND R-20.
7. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREA "X" (AREAS OUT OF THE 500-YR FLOOD) ACCORDING TO FEMA MAP COMMUNITY-PANEL NUMBER 47165C0317G DATED 04-17-2012.
8. ALL OPEN SPACE SHOWN HEREON ARE COMMONS AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN OAK HILL SUBDIVISION FOR RECREATION AND RELATED ACTIVITIES.
9. ALL CORNERS MARKED BY IRON RODS UNLESS NOTED OTHERWISE.
10. EXISTING USE: VACANT PROPOSED USE: DWELLING, ONE FAMILY DETACHED

OAKHILL SUBDIVISION FUTURE PHASE 2B
RECORD BOOK 3036, PAGE 75

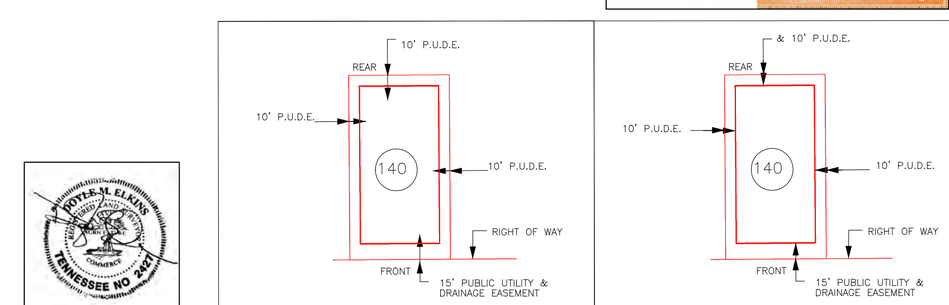
Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

610 West College St., Suite 135
Murfreesboro, TN 37130

Phone (615) 907-8625
Fax (615) 907-5956
Cell (931) 636-2414
Email: elkinsdoyle@gmail.com

OWNER/DEVELOPER
CHOICE INVESTMENT, LLC;
AND
J.D. RIVERGATE LAND TRUST
P.O. BOX 101185
NASHVILLE, TN. 37224

MAP 105, PARCEL 46.00
RECORD BOOK 3036, PAGE 75



I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "PHASE 2A OAKHILL SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT SURETY OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

WATER SYSTEM _____,20 ____ _____
SUPERINTENDENT OF PUBLIC UTILITIES, CASTALIAN SPRINGS-BETHPAGE, TENNESSEE

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "PHASE 2A OAKHILL SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT SURETY OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

SEWER SYSTEM _____,20 ____ _____
SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN R.B. 3036, PG. 75, R.O.S.C., AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS.

_____ _____
DATE J.D. EATHERLY, TRUSTEE

_____ _____
DATE JIMMY KENAUM, MANAGING PARTNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL PLANNING COMMISSION , AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

AUG. 13, 2015 _____
DATE REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OF THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

_____ _____
DATE CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

_____ _____
DATE SECRETARY, PLANNING COMMISSION

_____ _____
DATE CHAIRMAN'S INITIALS

FINAL PLAT

PHASE 2A - OAKHILL SUBDIVISION

EAST BROADWAY (U.S. HIGHWAY 31E) CITY OF GALLATIN,

10TH CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

TOTAL ACRES = 5.52 ±	TOTAL LOTS = 10
ACRES OF NEW ROAD = 0.86 ±	FEET OF NEW ROAD = 783.8' ±
OWNER: CHOICE INVESTMENT	CIVIL DISTRICT: 10TH
SCALE: 1" = 100'	CITY OF GALLATIN
SURVEYOR: ELKINS SURVEYING	SUMNER COUNTY
JOB # 15200A	STATE OF TENNESSEE
DATE: AUGUST 3, 2015	SHEET NO. 1 OF 1

ITEM 8

GMRPC Resolution No. 2015-118

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR OAK HILL PHASE 2B, CONTAINING 12 SINGLE FAMILY LOTS, ONE (1) NEW PUBLIC RIGHT-OF-WAY, AND ONE (1) OPEN SPACE TRACT, ON 5.50 (+/-) ACRES, LOCATED SOUTH OF EAST BROADWAY (US-31E) AND WEST OF ROUNDTREE DRVIE.– (1-1093-15C)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by Doyle Elkins at the regularly scheduled meeting on September 28, 2015; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff, in the Planning Commission Staff Report, and the evidence and testimony presented during the meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-403 and §13-4-303 and Gallatin Subdivision Regulations, Chapter 1, Section 1-104, items 1-11 and Chapter 2, Section 2-105:

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Suburban Neighborhood Emerging Community Character Area.
2. The proposed Final Plat is consistent with the purpose and intent of the R15 Medium Density Residential zoning district and R20 Low Density zoning district and the Preliminary Plat for Oak Hill Phase 2.
3. The Final Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
5. The Final Plat complies with the requirements of the subdivision regulations as described in Section 2-105, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Final Plat for Oak Hill Phase 2B, consisting of a one (1) sheet plat, prepared by Doyle Elkins, of Murfreesboro, Tennessee, with Job No. 15200, and dated August 3, 2015, with the following conditions:

1. Correct the dimensions along the property boundary behind Lots 232 through 235. Current dimensions are not identical.
2. Add pavement width to Basswood Drive.
3. Label or Add a note stating five (5) foot sidewalks on both sides of Ironwood Circle.
4. Make the Surveyor Stamp and Signature larger.
5. Add a Phase Line since Basswood Drive and the Phase 2A parts of Ironwood Circle are shown on this plat.
6. Add a note stating the Ownership and Maintenance of the Bufferyard.
7. Force main lies at the edge of proposed P.U.D.E., widen the P.U.D.E. to allow sufficient access to utility when needed. Confirm necessary width with Utility Department.
8. Revise temporary turnaround(s) to not include curb, gutter, sidewalk, etc. And to be located at the end of proposed roadway.
9. All proposed right-of-way corners shall be marked with concrete monuments; revise plan and legend to reflect this. Some symbology is missing or inconsistently used/sized.
10. Dimension sidewalk and grass strip widths; may also be included in typical lot layouts.
11. Submit a subdivision surety, in the amount calculated by the Engineering Division, prior to recording a final plat.
12. Submit three (3) corrected folded copies of the Final Plat to the Planning Department.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 8/28/15

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT A

ITEM 8
PLANNING DEPARTMENT STAFF REPORT

Final Plat for Oak Hill Phase 2B
(PC File# 1-1093-15C)
Located South of East Broadway (US Hwy 31E) and West of Roundtree Drive
Date: September 11, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR OAK HILL, PHASE 2B, A MAJOR SUBDIVISION, TO CREATE 12 SINGLE FAMILY LOTS, ONE (1) PUBLIC RIGHT-OF-WAY, AND ONE (1) OPEN SPACE TRACT ON 5.50 (+/-) ACRES, LOCATED SOUTH OF EAST BROADWAY (US HWY 31E) AND WEST OF ROUNDTREE DRIVE .

OWNER:	**CHOICE INVESTMENT, LLC AND J.D. RIVERGATE LAND TRUST**
APPLICANT:	**OAK HILL DEVELOPMENT PARTNERSHIP (TOMMY STRICKLAND)**
STAFF RECOMMENDATION:	**APPROVAL OF GMRPC RESOLUTION NO. 2015-117**
STAFF CONTACT:	**KEVIN CHASTINE, AICP**
PLANNING COMMISSION DATE:	**SEPTEMBER 28, 2015**

PROPERTY OVERVIEW: THE owner and applicant requests approval of a Final Plat for Oak Hill Phase 2B, to create 12 single family lots, one (1) new public rights-of-way, and one (1) open space tract on 5.50 (+/-) acres, located south of East Broadway (US HWY 31E) and west of Roundtree Drive. The property is currently zoned R15 Medium Density Residential and R20 Low Density Residential. One-Family Detached Dwellings is a permitted use in the R15 and R20 zone districts. (Attachment 8-1)

CASE BACKGROUND:

Previous Approvals

On October 28, 1996, the Planning Commission recommended to rezone the Oak Hill property (PC File# 3-16-96) from Agriculture Residential (A) to R15 Medium Density Residential and R20 Low Density Residential. On December 17, 1996, City Council approved the annexation (ORD# 9610-086) and rezoning (ORD# 9611-100 and 9611-101).

On May 23, 2005, the Planning Commission approved a Sketch Plat (PC File# 1-10-05A) for the entire Oak Hill Subdivision.

On October 23, 2006, the Planning Commission approved a Preliminary Plat (PC File# 1-15-05B) for the entire Oak Hill Subdivision.

On December 18, 2006, the Planning Commission approved the Final Plats for the Oak Hill subdivision Phase 1 (PC File# 1-53-06C), Phase 2 (PC File# 1-54-06C) (Attachment 8-2) and Phase 3 (PC File# 1-55-06C).

The Phase 1 final plat was first recorded on May 25, 2007 (P.B. 24 Pg. 224) and a revised plat was recorded on February 6, 2008. (P.B. 25 Pg. 302) The Phase 2 and Phase 3 final plats were never recorded and have expired.

On, April 20, 2010, City Council approved a rezoning with Preliminary Master Development Plan for Oak Hill Subdivision. (PC File# 3-17-09). This changed the zoning on 48.564 (+/-) acres from R15 and R20 to R15 Medium Density Residential-Planned Residential Development (R15-PRD). The PMDP expired because it has been more than three (3) years since approval of the ordinance (ORD# O1ØØ3-21) by City Council.

On May 18, 2015 the Planning Commission recommended approval to City Council to rezone (PC File# 3-562-15) the same 48.564 (+/-) acres from Residential-15 Planned Residential Development (R15-PRD) to R15 and R20. On July 7, 2015 City Council approved the ordinance (Ord. O1506-36) rezoning the property from R15-PRD to R-15 and R-20. (Attachment 8-3)

DISCUSSION:

Proposed Development

The applicant is requesting approval of a Final Plat for Oak Hill Phase 2B to create 12 single family lots, one (1) public rights-of-way, and one (1) open space tract on a portion of one (1) parcel (Tax Map 105 Parcel 46.00) totaling 5.50 (+/-) acres. The property is located south of East Broadway (US-31E) and west of Roundtree Drive.

Natural Features

The natural topography of the site is characterized by rapidly changing slopes from a high point of 690' near the southeast portion of the area to a low point of 578' near the northern central portion of the site that is adjacent to Oak Hill Phase 1. The northeast corner of the plat, adjacent to Phase 1, has an elevation of 606' and the far southern point of the plat has an elevation of 643', as shown on the previously approved Oak Hill Preliminary Plat (PC File@ 1-15-05B). Mature trees and other vegetation cover the entirety of the area. Based on FEMA FIRM Map 47165C317G the property is not located within any special flood hazard area. The plat contains a FEMA note stating this information.

Adjacent or Area Uses

The property to the south is vacant land zoned R15 and R20 and is part of the Oak Hill Preliminary Master Development Plan (PC File# 3-17-09). The property to the north is zoned R15 Medium Density Residential and R20 Low Density Residential and is proposed to be platted as Phase 2A of the Oak Hill Subdivision, Phase 1 (Plat Book 25 Page 302). The property to the east, Roundtree Subdivision, is located within Sumner County and is zoned Residential 1A (R1A). Finally, the property to the west is vacant land zoned R15 and is part of Oak Hill Preliminary Master Development Plan and future Phase 3 of the Oak Hill Subdivision.

Lot Layout

The R15 zoning requires a minimum lot size of 15,000 square feet. The R20 zoning requires a minimum lot size of 20,000 square feet. All lots meet or exceed the required minimum lot size, with the smallest lot being 15,000 square feet (Lot 203 through Lot 208) and the largest lot being 20,699 square feet (Lot 235). There are 12 lots in Phase 2B with

the eight (8) R15 zoned lots located west of Ironwood Circle and the four (4) R20 zoned lots located east of Ironwood Circle. Ironwood Circle forms the zoning line between the R15 zoned lots on the west side of the street and the R20 zoned lots on the east side of the street.

Rights-of-Way/Streets/Roads
Ironwood Circle will be extended approximately 495 feet from Phase 2A. The Ironwood Circle right-of-way will be 50 feet wide with 24 foot pavement width and five (5) foot sidewalks on both sides of the roads. Ironwood Circle will be extended with the construction of future phases of Oak Hill.

Open Space and Bufferyard
The Final Plat shows one (1) open space tract located along the eastern property boundary of lots 232 through 235. The open space tract contains a 25 foot bufferyard and contains approximately 10,077 square feet (.23 acres). The open space tract is extended from Phase 2A and will be extended with the construction of future phases of Oak Hill. The Final Plat shall be updated to label the open space tract as 'Open Space Tract A'.

Buildings and Architectural Elevations
The architectural design of the residences will follow the existing covenants for Oak Hill Phase 1.

Site Surety
The applicant is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080. Surety Required of the Gallatin Zoning Ordinance, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits.

Planning Department Comments
The Planning Department reviewed and commented on the Final Plat. The applicant satisfied all Planning Department review comments except those included as conditions of approval.

Engineering Division Comments
The Engineering Division reviewed and commented on the Final Plat. The applicant satisfied all Engineering Division review comments except those included as conditions of approval.

Other Departmental Comments
Other City Departments reviewed and commented on the Final Plat. The applicant satisfied all Other Departmental review comments except those included as conditions of approval.

FINDINGS:

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Suburban Neighborhood Emerging Community Character Area.

2. The proposed Final Plat is consistent with the purpose and intent of the R15 Medium Density Residential zoning district and R20 Low Density zoning district and the Preliminary Plat for Oak Hill Phase 2.
3. The Final Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
5. The Final Plat complies with the requirements of the subdivision regulations as described in Section 2-105, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

The Gallatin Municipal-Regional Planning Commission hereby approves the Final Plat for Oak Hill Phase 2B, consisting of a one (1) sheet plat, prepared by Doyle Elkins, of Murfreesboro, Tennessee, with Job No. 15200, and dated August 3, 2015, with the following conditions:

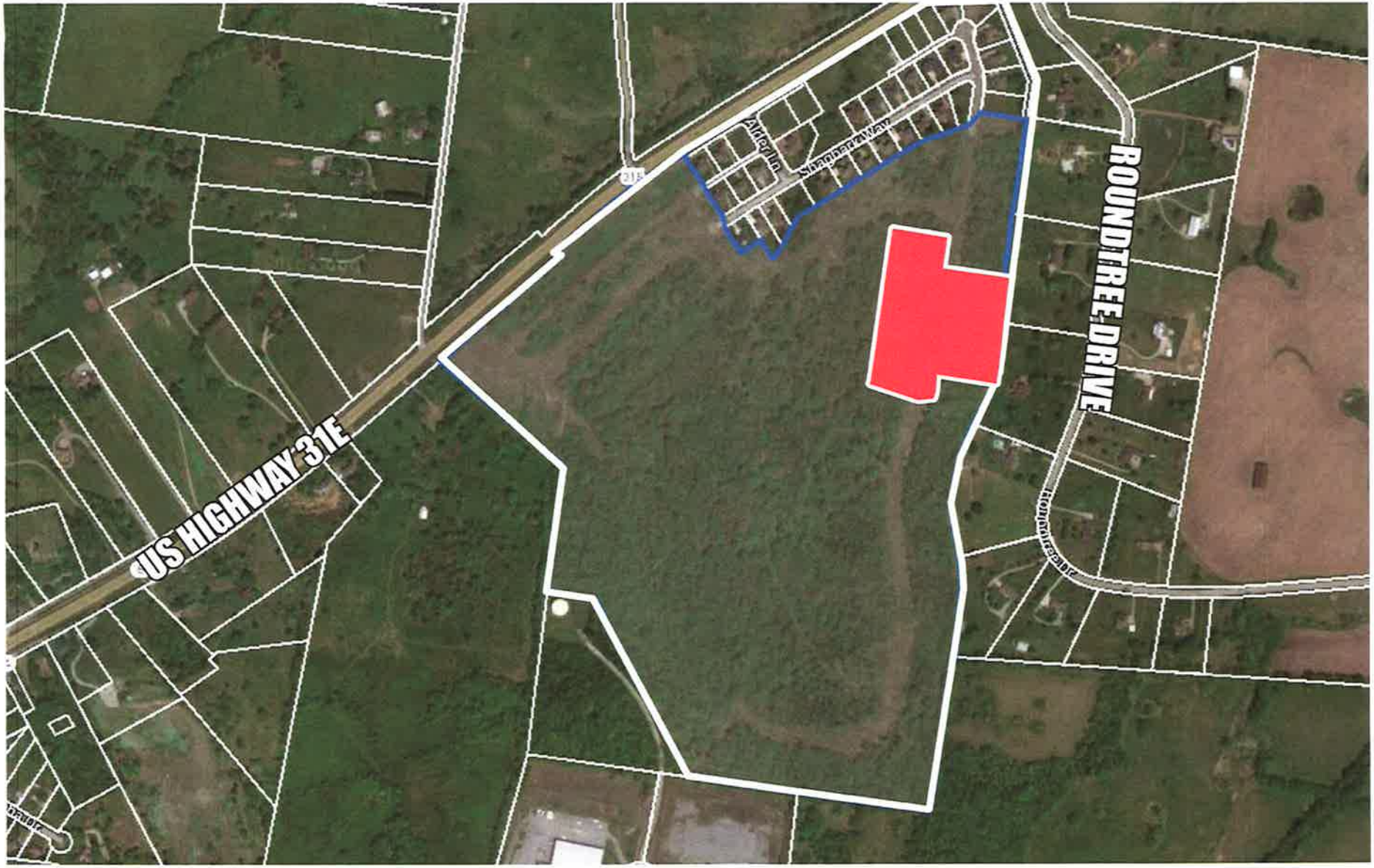
1. Correct the dimensions along the property boundary behind Lots 232 through 235. Current dimensions are not identical.
2. Add pavement width to Basswood Drive.
3. Label or Add a note stating five (5) foot sidewalks on both sides of Ironwood Circle.
4. Make the Surveyor Stamp and Signature larger.
5. Add a Phase Line since Basswood Drive and the Phase 2A parts of Ironwood Circle are shown on this plat.
6. Add a note stating the Ownership and Maintenance of the Bufferyard.
7. Force main lies at the edge of proposed P.U.D.E., widen the P.U.D.E. to allow sufficient access to utility when needed. Confirm necessary width with Utility Department.
8. Revise temporary turnaround(s) to not include curb, gutter, sidewalk, etc. And to be located at the end of proposed roadway.
9. All proposed right-of-way corners shall be marked with concrete monuments; revise plan and legend to reflect this. Some symbology is missing or inconsistently used/sized.
10. Dimension sidewalk and grass strip widths; may also be included in typical lot layouts.
11. Submit a subdivision surety, in the amount calculated by the Engineering Division, prior to recording a final plat.
12. Submit three (3) corrected folded copies of the Final Plat to the Planning Department.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City.)

ATTACHMENTS

Attachment 8-1 Location Map for Oak Hill Phase 2B
Attachment 8-2 Previously Approved Final Plat for Oak Hill Phase 2 (1-54-06)
Attachment 8-3 Oak Hill Rezoning (PC File# 3-562-15) (Ord # O15Ø6-36)
Attachment 8-4 Final Plat for Oak Hill Phase 2B

I:\ACTIVITIES & PROJECT TYPES\MAJOR SUBDIVISIONS\OAK HILL\PHASE 2B FINAL PLAT\Item 8 Oak Hill – Phase 2B – Final Plat – (1-1093-15C) KC



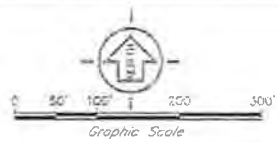
Prepared By: Kevin Chastine, AICP
Prepared On: September 11, 2015

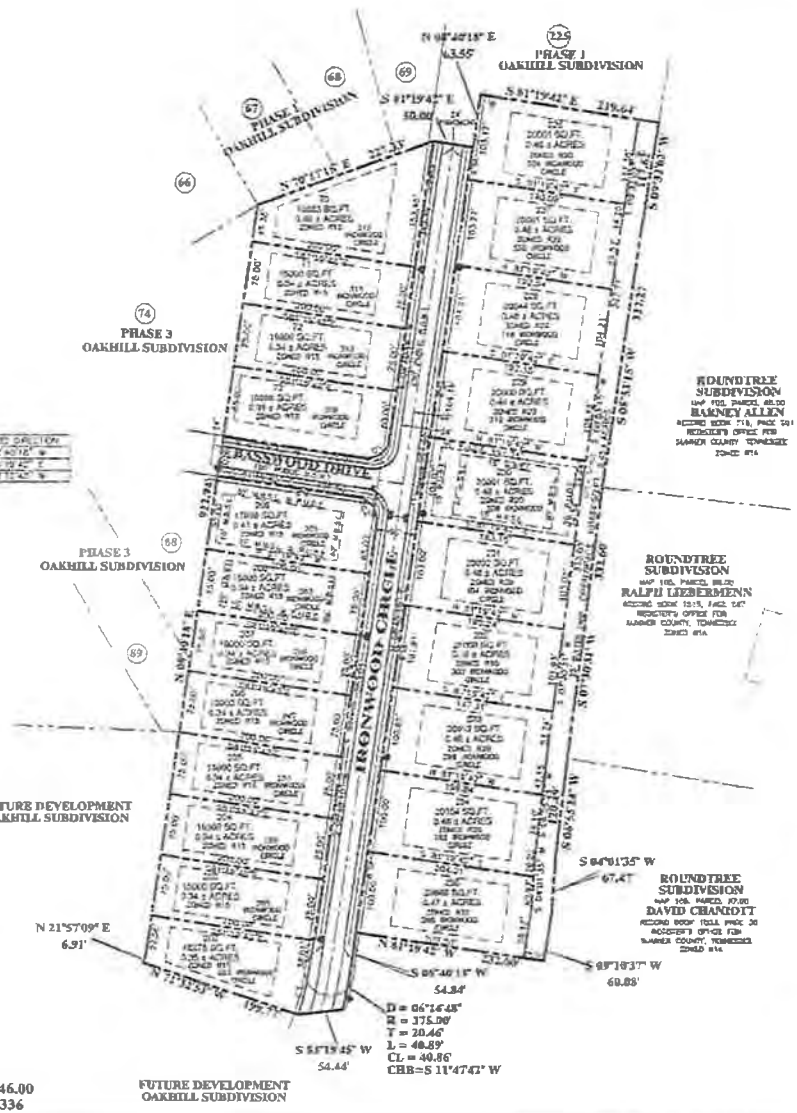
Location Map

Oak Hill Subdivision - Phase 2B Final Plat
South of Shagbark Lane and West of Roundtree Drive

PC File# 1-1093-15C

ATTACHMENT 8-1





NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	19°09'00"	275.00'	46.89'	93.27	92.84'	S 35°40'18" W
C2	19°09'00"	275.00'	46.89'	93.27	92.84'	S 35°40'18" E
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LOCATION MAP

NOT TO SCALE

LEGEND

- UTILITY POLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- —PL— OVERHEAD ELECTRIC POWER LINE
- —TL— OVERHEAD TELEPHONE LINE
- —SA— SANITARY SEWER LINE
- —W— WATER LINE

NOTE:

1. ALL CORNERS MARKED BY IRON RODS UNLESS NOTED OTHERWISE.
2. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES MUST BE CONFIRMED WITH THE APPROPRIATE UTILITY PROVIDER.
3. ANY AND ALL UTILITIES MAY CARRY ONE OR MORE EASEMENTS. OWNER/CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY PROVIDER FOR THE EXACT LOCATION OF THESE EASEMENTS.
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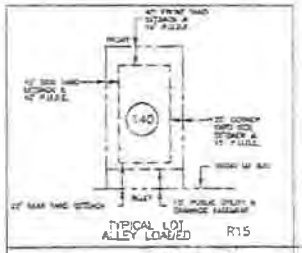
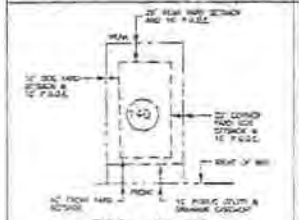
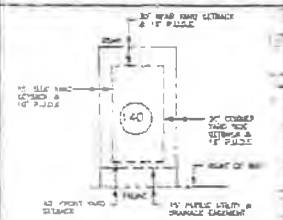
8. ALL OPEN SPACE SHOWN HEREON ARE COMMONS AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN OAK HILL SUBDIVISION FOR RECREATION AND RELATED ACTIVITIES AND SHALL MAINTAIN OPEN SPACE AREAS AND DETENSION PONDS.



427 PARK AVENUE
LEBANON, TN. 37087
(615) 444-6939
SUBDIVISION DESIGN
SURVEYS LAND PLANNING

GALLATIN ZONING
& ZONING





OWNER/DEVELOPER
D. MARK LINEBERRY; CHOICE INVESTMENT, LLC;
J.D. RIVERGATE LAND TRUST;
AND
BELEW GROUP, LLC
116 LINEBERRY BLVD.
SUITE 301
MT. JULIET, TN. 37122

MAP 105, PART OF PARCEL 46.00
RECORD BOOK 2497, PAGE 336

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "OAKHILL SUBDIVISION – PHASE 2" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

WATER SYSTEM _____ ,20 ____ SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

SEWER SYSTEM _____ ,20 ____ SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AS EVIDENCED IN R.B. 2497, PAGE 336, R.O.S.C., AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL PLANNING COMMISSION REGULATIONS.

DATE _____ OWNER _____

DATE _____ OWNER _____

DATE _____ OWNER _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL PLANNING COMMISSION, AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

DATE _____ REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OF THE GALLATIN MUNICIPAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ CITY ENGINEER

CERTIFICATE OF COMMON AREAS DEDICATION

_____ IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN OAKHILL SUBDIVISION FOR THE RECREATION AND RELATED ACTIVITIES. THE AREAS DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN OAKHILL SUBDIVISION, AS MORE FULLY PROVIDED IN ARTICLE _____ DECLARATION OF COVENANTS AND RESTRICTIONS, APPLICABLE TO OAKHILL SUBDIVISION DATED _____ AND RECORDED WITH THIS PLAT SAID ARTICLE _____ IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

DATE _____ OWNER _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT WAS DULY APPROVED FOR RECORDING BY THE OFFICE OF THE COUNTY REGISTER.

DATE _____ SECRETARY PLANNING COMMISSION

DATE _____ CHAIRMAN'S INITIALS

FINAL PLAT

OAKHILL SUBDIVISION - PHASE - 2

EAST BROADWAY (U.S. HIGHWAY 31E) CITY OF GALLATIN,

10TH CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

TOTAL ACRES = 11.02 ±	TOTAL LOTS = 22
ACRES OF NEW ROAD = 1.46 ±	FEET OF NEW ROAD = 1059.57' ±
OWNER: (SEE OWNERS BLOCK)	CIVIL DISTRICT: 10TH
SCALE: 1" = 100'	CITY OF GALLATIN
SURVEYOR: CROCKOTT SURVEYING	SUMNER COUNTY
JOB # 06-8787-S.C.	STATE OF TENNESSEE
DATE: NOVEMBER 13, 2007	SHEET 1 OF 1

6

ATTACHMENT 8

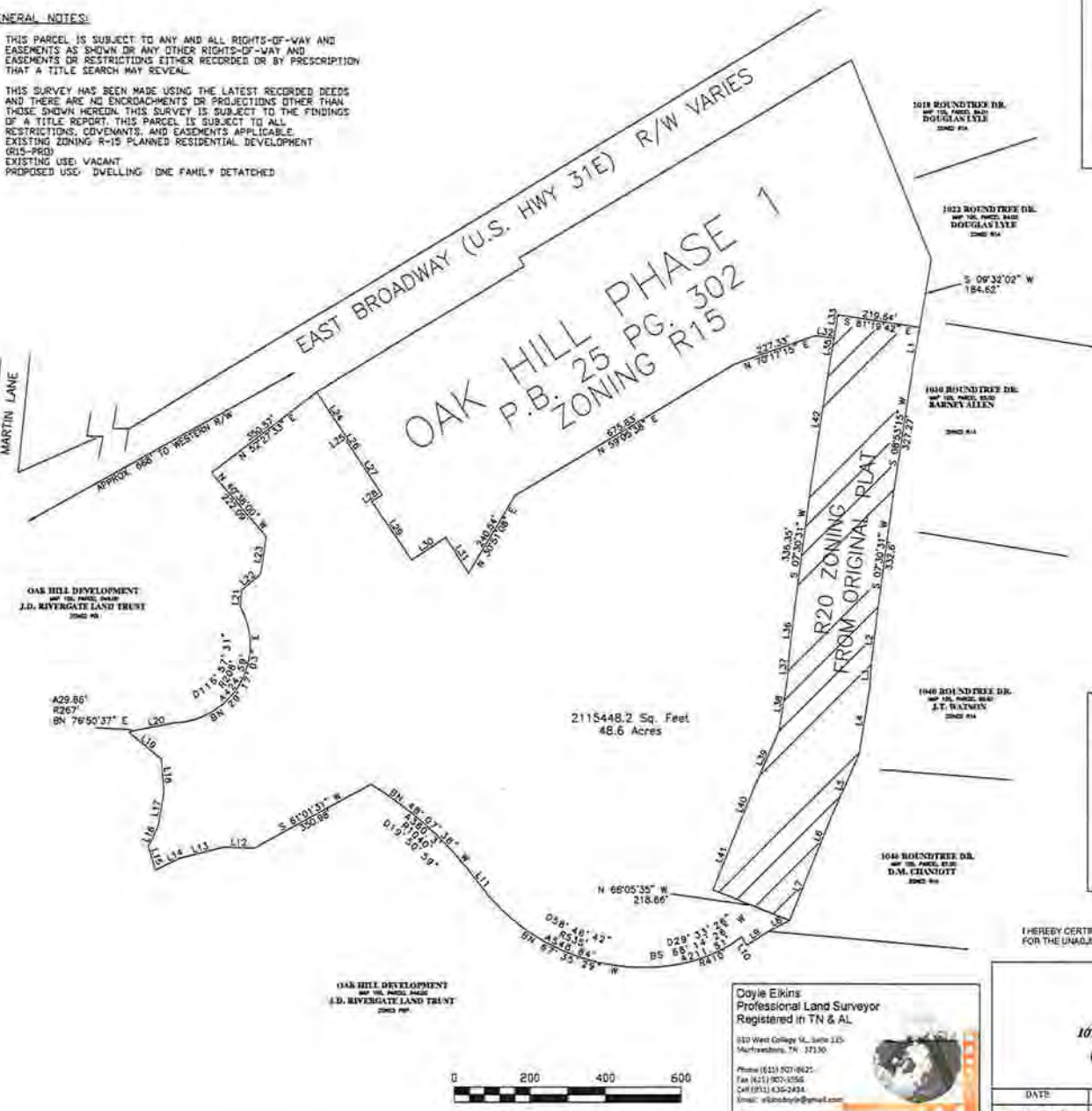
RESIDENTIAL 1-54-06

GENERAL NOTES:

1. THIS PARCEL IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN OR ANY OTHER RIGHTS-OF-WAY AND EASEMENTS OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A TITLE SEARCH MAY REVEAL.
2. THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT. THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE.
3. EXISTING ZONING R-15 PLANNED RESIDENTIAL DEVELOPMENT (R15-PRO)
4. EXISTING USE: VACANT
   PROPOSED USE: DWELLING: ONE FAMILY DETATCHED

LOCATION MAP

NOT TO SCALE



LINE	BEARING	DISTANCE
L1	S 09°32'03" W	117.82'
L2	S 06°55'25" W	120.49'
L3	S 04°01'36" W	67.47'
L4	S 09°10'38" W	177.53'
L5	S 23°34'45" W	191.75'
L6	S 21°48'14" W	101.29'
L7	S 21°54'25" W	186.43'
L8	S 62°22'04" W	62.99'
L9	S 57°11'48" W	67.96'
L10	N 31°57'12" W	25.92'
L11	N 38°12'08" W	54.62'
L12	N 88°45'25" W	82.88'
L13	S 75°30'52" W	118.47'
L14	S 63°45'22" W	70.92'
L15	N 17°07'42" W	65.55'
L16	N 25°39'11" E	59.65'
L17	N 09°50'09" E	91.62'
L18	N 04°27'47" W	88.7'
L19	N 49°52'44" W	111.13'
L20	N 79°02'20" E	92.85'
L21	N 04°45'59" E	44.27'
L22	N 49°22'00" E	65.88'
L23	N 08°45'56" E	100.49'
L24	S 33°28'01" E	150.01'
L25	S 56°30'16" W	5.51'
L26	S 33°31'27" E	22'
L27	S 33°31'27" E	149'
L28	S 56°17'58" W	32.68'
L29	S 33°52'29" E	187.42'
L30	N 56°48'59" E	108.26'
L31	S 32°40'15" E	111.64'
L32	S 61°19'42" E	50'
L33	N 08°40'18" E	63.55'
L35	S 09°32'03" W	52'
L36	S 06°55'25" W	127.14'
L37	S 04°01'36" W	63.16'
L38	S 09°10'38" W	140.07'
L39	S 23°34'45" W	167.51'
L40	S 21°48'14" W	104.48'
L41	S 21°54'25" W	186.23'
L42	S 08°53'15" W	331.14'

I HEREBY CERTIFY THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000 AS SHOWN HEREON.

Doyle Elkins
Professional Land Surveyor
Registered in TN & AL
610 West College St., Suite 115
Murfreesboro, TN 37130
Phone (615) 507-8625
Fax (615) 907-1056
Cell (931) 436-2434
Email: elkinsdoyle@gmail.com

BOUNDARY SURVEY

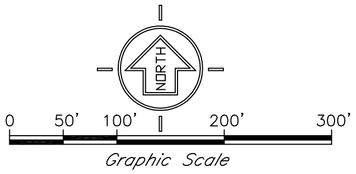
OAK HILL SUBD.

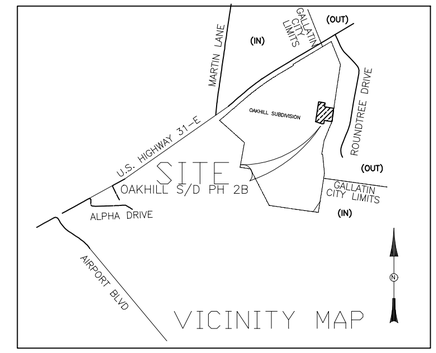
EAST BROADWAY, GALLATIN
10TH CIVIL DIST., SUMNER CO., TN

PREPARED FOR: TOMMY STRICKLAND

DATE	SCALE	SHEET	DRAWN BY	PROJECT
APR. 25, 2019	1" = 200'	1 OF 1	DME	15092

ATTACHMENT 8-3





LOCATION MAP

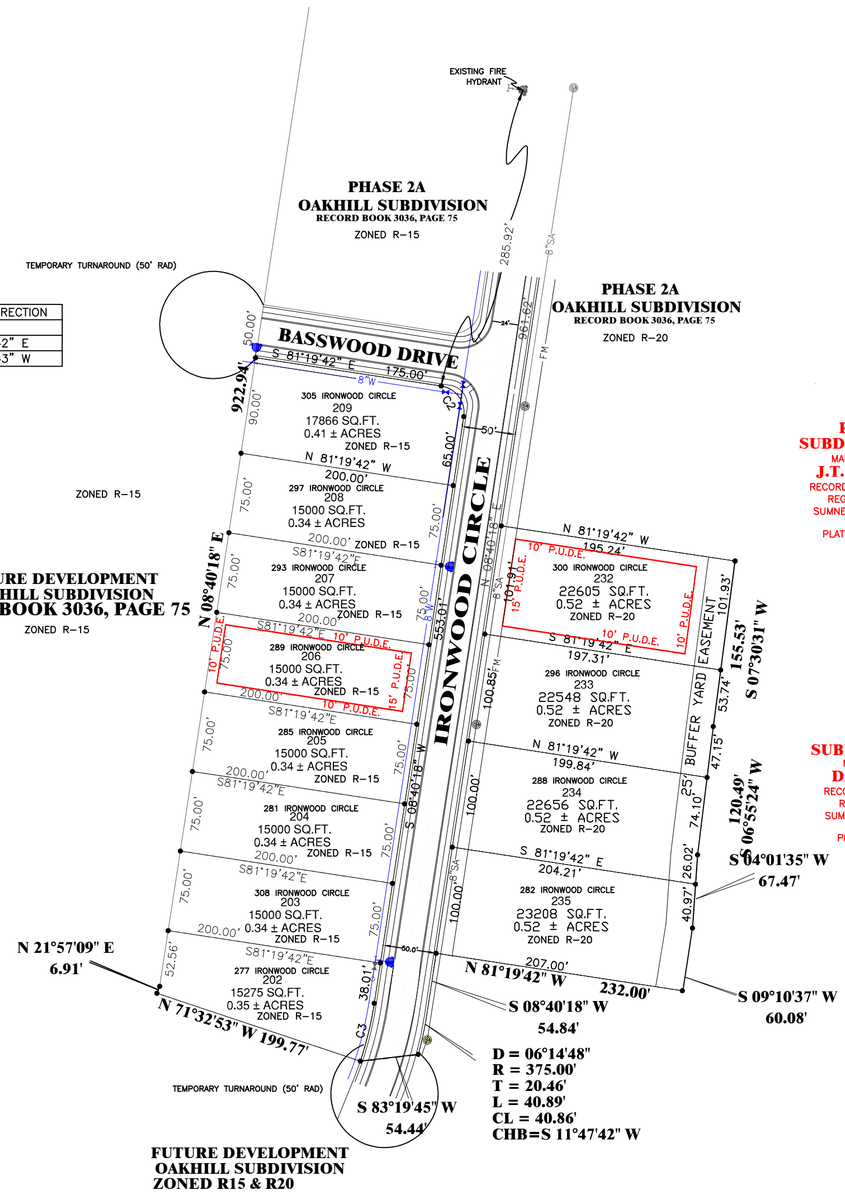
NOT TO SCALE

LEGEND

These standard symbols will be found in the drawing.

- WATER VALVE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- IRON PIN SET

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C2	90°00'00"	25.00	25.00	39.27	35.36	S 36°19'42" E
C3	09°46'49"	325.00	27.81	55.48	55.41	S 13°33'43" W



ROUNDTREE SUBDIVISION SEC. 1 LOT 6
MAP 105, PARCEL 86.00
J.T. & C.C. WATSON
RECORD BOOK 2365, PAGE 714
REGISTER'S OFFICE FOR
SUMNER COUNTY, TENNESSEE
ZONED R1A
PLAT BOOK 10, PAGE 353

ROUNDTREE SUBDIVISION SEC. 1 LOT 8
MAP 105, PARCEL 87.00
DAVID CHANIOTT
RECORD BOOK 1023, PAGE 38
REGISTER'S OFFICE FOR
SUMNER COUNTY, TENNESSEE
ZONED R1A
PLAT BOOK 10, PAGE 353

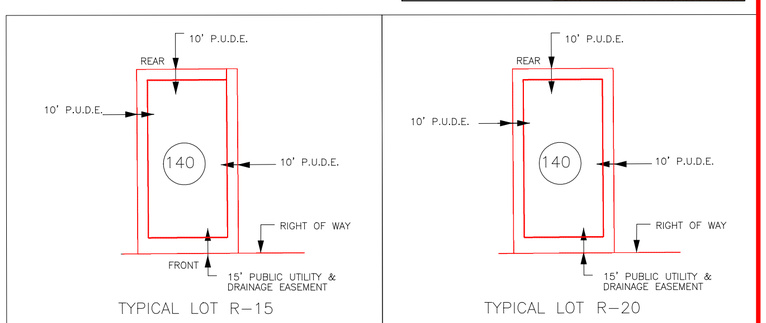
NOTE:

1. THE PURPOSE OF THIS PLAT IS TO CREATE (12) TWELVE BUILDABLE LOTS.
2. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES MUST BE CONFIRMED WITH THE APPROPRIATE UTILITY PROVIDER.
3. ANY AND ALL UTILITIES MAY CARRY ONE OR MORE EASEMENTS. OWNER/CONTRACTOR MUST CONTACT THE APPRIATE UTILITY PROVIDER FOR THE EXACT LOCATION OF THESE EASEMENTS.
4. BEARINGS ARE REFERENCED TO STATE PLANE COORDINATES.
5. NO TITLE COMMITMENT HAS BEEN FURNISHED TO THIS SURVEYOR PRIOR TO THIS SURVEY. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
6. PROPERTY IS CURRENTLY ZONED R-15 AND R-20.
7. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREA "X" (AREAS OUT OF THE 500-YR FLOOD) ACCORDING TO FEMA MAP COMMUNITY-PANEL NUMBER 47165C0317G DATED 04-17-2012.
8. ALL OPEN SPACE SHOWN HEREON ARE COMMONS AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN OAK HILL SUBDIVISION FOR RECREATION AND RELATED ACTIVITIES.
9. ALL CORNERS MARKED BY IRON RODS UNLESS NOTED OTHERWISE.
10. EXISTING USE: VACANT PROPOSED USE: DWELLING, ONE FAMILY DETACHED

Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

610 West College St., Suite 135
Murfreesboro, TN 37130

Phone (615) 907-8625
Fax (615) 907-5956
Cell (931) 636-2414
Email: elkinsdoyle@gmail.com



OWNER/DEVELOPER
CHOICE INVESTMENT, LLC;
AND
J.D. RIVERGATE LAND TRUST
P.O. BOX 101185
NASHVILLE, TN. 37224

MAP 105, PARCEL 46.00
RECORD BOOK 3036, PAGE 75

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "PHASE 2B OAKHILL SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT SURETY OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

WATER SYSTEM _____ ,20 ____ _____
SUPERINTENDENT OF PUBLIC UTILITIES, CASTALIAN SPRINGS-BETHPAGE, TENNESSEE

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "PHASE 2B OAKHILL SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT SURETY OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

SEWER SYSTEM _____ ,20 ____ _____
SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN R.B. 3036, PG. 75, R.O.S.C., AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS.

_____ DATE _____ J.D. EATHERLY, TRUSTEE

_____ DATE _____ JIMMY KENAUM, MANAGING PARTNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL PLANNING COMMISSION , AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

AUG. 13, 2015
DATE _____ REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OF THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

_____ DATE _____ CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

_____ DATE _____ SECRETARY, PLANNING COMMISSION

_____ DATE _____ CHAIRMAN'S INITIALS

FINAL PLAT

PHASE 2B - OAKHILL SUBDIVISION

EAST BROADWAY (U.S. HIGHWAY 31E) CITY OF GALLATIN,

10TH CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

TOTAL ACRES = 5.50 ±	TOTAL LOTS = 12
ACRES OF NEW ROAD = 0.6 ±	FEET OF NEW ROAD = 505.63' ±
OWNER: CHOICE INVESTMENT	CIVIL DISTRICT: 10TH
SCALE: 1" = 100'	CITY OF GALLATIN
SURVEYOR: ELKINS SURVEYING	SUMNER COUNTY
JOB # 15200	STATE OF TENNESSEE
DATE: AUGUST 3, 2015	SHEET NO. 1 OF 1

ITEM 9

GMRPC Resolution No. 2015-123

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING THAT THE GALLATIN CITY COUNCIL ACCEPT THE PUBLIC IMPROVEMENTS LOCATED IN AND ADJACENT TO THE ESTATES OF FAIRWAY HEIGHTS, PHASE TWO - (PC5-1073-15)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION approved the final plat for The Estates of Fairway Heights, Phase Two on April 25, 2011 and which was later recorded in Plat Book 27, page 130, R.O.S.C., Tennessee; and

WHEREAS, the subject public improvements within the subdivision and sidewalk adjacent to the subdivision have been completed and the City has determined that the public improvements were constructed to the design standards and specifications of the City; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the request to accept public improvements in The Estates of Fairway Heights, Phase Two subdivision and the sidewalk adjacent to the subdivision submitted by the applicant, Fred Yates Homes, at its regular meeting on September 28, 2015; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report and the evidence and testimony presented during the meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-4-307:

1. The request for acceptance of public improvements described above is in agreement with the requirements of the Gallatin Subdivision Regulations.

2. The legal purposes for which zoning and subdivision regulations exists are not contravened.

3. There will not be an adverse effect upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.

ITEM 9

4. No one property owner or small group of property owners will benefit materially from the acceptance to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends that the Gallatin City Council accept the public improvements located in and adjacent to The Estates of Fairway Heights, Phase Two, as recorded in Plat Book 27, Page 130, in the Register's Office of Sumner County with the following conditions:

1. The owner and applicant shall submit a maintenance surety in the amount of $2,800 to the Planning Department.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 09/28/2015

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

Item 9

PLANNING DEPARTMENT STAFF REPORT

Public Improvement Acceptance for The Estates of Fairway Heights, Phase Two (PC5-1073-15)
Red River Road and Summerlin Drive
Date: September 23, 2015

REQUEST: OWNER AND APPLICANT REQUEST THE CITY OF GALLATIN TO ACCEPT THE PUBLIC IMPROVEMENTS LOCATED IN AND ADJACENT TO THE ESTATES OF FAIRWAY HEIGHTS, PHASE TWO. THE SUBDIVISION CONTAINS EIGHT (8) LOTS AND ADDITIONAL RIGHT-OF-WAY DEDICATION, ON 3.788 (+/-) ACRES, LOCATED ON RED RIVER ROAD AND SUMMERLIN DRIVE.

OWNER:	**FRED & RUTH YATES**
APPLICANT:	**FRED YATES HOMES**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION 2015-123 TO THE CITY COUNCIL**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**SEPTEMBER 28, 2015**

PROPERTY OVERVIEW: **The owner and applicant are requesting the City of Gallatin to accept the public improvements located in and adjacent to The Estates of Fairway Heights, Phase Two. The subdivision contains eight (8) lots and additional right-of-way dedication, on 3.788 (+/-) acres, located on Red River Road and Summerlin Drive (Attachment 9-1). The property is currently zoned Office Residential (OR) and One-Family Detached Dwellings is a permitted use in the zone district. No portion of this property is located within a special flood hazard area, as designated on FEMA FIRM Map Panel 47615C0313G.**

CASE BACKGROUND:

Previous Approvals

On April 25, 2011, the Planning Commission approved the Final Plat for The Estates of Fairway Heights, Phase Two (PC9805-11) containing eight (8) lots and dedication of additional right-of-way on 3.788 (+/-) acres. The plat was recorded on January 12, 2012 (P.B. 27, PG. 130, R.O.S.C.) (Attachment 9-2).

DISCUSSION:

The owner and applicant is requesting approval of Resolution 2015-123 accepting public improvements constructed in and adjacent to The Estates of Fairway Heights, Phase Two.

By approval of the Resolution, the Planning Commission recommends that the City Council also adopt a Resolution (Attachment 9-3) accepting the public improvements and execute the Quitclaim Deed accepting the public improvements (Attachment 9-4). The public

improvements are to be accepted in accordance with Sections 1-113.107 and 3-105.5 of the Subdivision Regulations.

Engineering Division

The Engineering Division certified that the applicant submitted all the necessary documents concerning the acceptance of public improvements for the transportation, utilities, and public easements located in The Estates of Fairway Heights, Phase Two as identified in Attachment 9-2. This includes the sidewalk constructed in the portion of the plat where additional right-of-way was dedicated and sidewalk located adjacent to the plat within the Red River Road (SR25) right-of-way.

The Engineering Staff completed a final inspection and determined that the applicant has satisfactorily addressed all engineering issues as required by Section 3-105.6 and 3-105.7 of the Subdivision Regulations.

The subdivision is completed to the standards as required by Section 3-105.1 of the Subdivision Regulations and over 80 percent of the lots are fully developed.

Section 3-102 of the City of Gallatin Subdivision Regulations, Maintenance Surety, requires that the applicant post a maintenance surety in the amount of 10 percent of the completed roadway and drainage costs. Engineering staff has determined the required maintenance surety to be $2,800, which must be approved by the Planning Commission and City Council as part of this acceptance (Attachment 9-5). The applicant shall submit a maintenance surety in the amount of $2,800 to the Planning Department.

Engineering recommends sending the request to Planning Commission and City Council for review and approval.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2015-123, recommending that the City of Gallatin accept the public improvements located in and adjacent to The Estates of Fairway Heights, Phase Two, as recorded in Plat Book 27, Page 130, in the Register's Office of Sumner County with the following conditions:

1. The owner and applicant shall submit a maintenance surety in the amount of $2,800 to the Planning Department.

ATTACHMENTS:

Attachment 9-1 Location Map
Attachment 9-2 Final Plat for The Estates of Fairway Heights, Phase Two (P.B. 27, Pg. 130)
Attachment 9-3 Draft City Council Resolution Number
Attachment 9-4 Copy of Quitclaim Deed conveying public improvements to the State of Tennessee
Attachment 9-5 Performance Bond Estimate

The Estates of Fairway Heights, Phase Two

Location Map

Red River Road and Summerlin Drive
Tax Map and Parcel #113P/H/001.00,
026.00, and 050.00
Zoned OR
PC #5-1073-15

ATTACHMENT 9-1

ATTACHMENT 9-3

RESOLUTION NO. R

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS BY THE CITY OF GALLATIN, TENNESSEE LOCATED IN AND ADJACENT TO THE ESTATES OF FAIRWAY HEIGHTS, PHASE TWO – (PC5-1073-15)

WHEREAS, THE CITY OF GALLATIN PLANNING COMMISSION has recommended acceptance by the City of Gallatin of the public improvements located in and adjacent to The Estates of Fairway Heights, Phase Two Subdivision and;

WHEREAS, THE CITY OF GALLATIN ENGINEERING DIVISION hereby certifies that the public drainage infrastructure, public sidewalks and public easements as described above have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations and;

WHEREAS, THE CITY OF GALLATIN PUBLIC UTILITIES DEPARTMENT hereby certifies that the public utility improvements in and adjacent to the development described hereafter have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations and City of Gallatin Municipal Code.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, pursuant to Chapter 3, Section 3-105, et seq. of the Subdivision Regulations of Gallatin, Tennessee, that the public drainage infrastructure, public sidewalks, public easements and public utility improvements as described in The Estates of Fairway Heights, Phase Two, Plat Book 27, Page 130, Recorded January 12, 2012 in the Register's Office for Sumner County, and the sidewalk adjacent to the subdivision in the Red River Road right-of-way are hereby accepted by the City of Gallatin, Tennessee.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, that this Resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING:

AYE:

NAY:

DATED:

5-1073-15

ATTACHMENT 9-3

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

5-1073-15

ATTACHMENT 9-4

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 21ST day of Septmeber, 2015.

Notary Public
My commission expires: 10-18-16

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
The State of Tennessee	SAME AS NEW OWNER	Part of M & P 113P-H-1, 26 & 50

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Fred M. Yates and wife, Ruith D. Yates**, by these presents, does hereby quitclaim and convey unto **The State of Tennessee,** hereinafter the Grantee, to the following tract or parcel of land in Sumner County, Tennessee, to-wit:

All street public right-of-ways, sidewalks, utility and drainage easements described on the final Plat of The Estates of Fairway Heights, Phase Two, a plat of which is of record in Plat Book 27, Page 130, Register's Office for Sumner County, Tennessee, to which reference is hereby made for a more complete description of said lots.

Being the same property conveyed to Fred M. Yates and Ruth D. Yates by deeds of record in (Lot 50) Record Book 1541, Page 696, (Lot 1) Record Book 1744, Page 703 and (Lot 26) Record Book 1901, Page 109, Register's Office for Sumner County, Tennessee.

Witness my hand this 21ST day of September, 2015.

Fred M. Yates

Ruth D. Yates

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Fred M. Yates and Ruth D. Yates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 21ST day of September, 2015.

Notary Public
My Commission Expires: 10-18-16

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

5-1073-15

ATTACHMENT 9-5

Performance Bond Estimate

Date: 9/7/11
By: JZW

PC/BZA #: PC9764-11

Subdivision Name: Estates of Fairway Heights Phase 2

Road Specifications

ROAD NAME	LENGTH (ft)	WIDTH (ft)	CUL - DE - SAC RADIUS (ft)	BASE STONE (in)	A MIX (in)	BMOD (in)	TOPPING (in)	R.O.W (ft)
Tucker Place	0	26	0	6	0	2.5	1.5	50
Road Name	0	24	0	6	0	2.5	1.5	50
Road Name	0	24	0	6	0	2.5	1.5	50
Road Name	0	24	0	6	0	2.5	1.5	50
Road Name	0	24	0	6	0	2.5	1.5	50
Road Name	0	24	0	6	0	2.5	1.5	50
Road Name	0	24	0	6	0	2.5	1.5	50
Road Name	0	24	0	6	0	2.5	1.5	50

Roadway

Description	Unit Price	Estimated Quantity	Cost	% Complete	Cost To Complete
Aggregate-Type A Base Grading D (TON)	$30.00	0	$0	0%	$0.00
A-Mix (TON)	$65.00	0	$0	0%	$0.00
Prime Coat (TON)	$550.00	0	$0	0%	$0.00
Binder-B-Mod (TON)	$75.00	0	$0	0%	$0.00
Tack Coat (TON)	$400.00	0	$0	0%	$0.00
Asphalt Surface Coarse Grade D (TON)	$100.00	0	$0	0%	$0.00
Clearing and Grubbing (AC)	$15,000.00	0.00	$0.00	100%	$0.00
Strip Topsoil (CY)	$8.75	0.00	$0.00	100%	$0.00
Roadway Excavation (CY)	$4.05	0.00	$0.00	100%	$0.00
Staking (AC)	$2,000.00	0.00	$0.00	100%	$0.00
Mobilization (LS)	$6,000.00	1.00	$2,000.00	0%	$2,000.00
6' Sidewalk (LF)	$25.00	0	$0.00	0%	$0.00
5' Sidewalk (LF)	$20.00	1160	$23,200.00	90%	$2,320.00
5' Stamped Sidewalk (LF)	$41.00	0	$0.00	0%	$0.00
Deleclable Warning Surface (EA)	$175.00	0	$0.00	0%	$0.00
Extruded Curb (LF)	$15.00	0	$0.00	0%	$0.00
Curb and Gutter (LF)	$25.00	0	$0.00	0%	$0.00
Post Curb (LF)	$20.00	0	$0.00	0%	$0.00
Concrete Monuments (EA)	$75.00	0	$0.00	0%	$0.00

Total Cost: $25,200.00 **Cost To Complete:** $4,320.00

5-1073-15

ATTACHMENT 9-5

Street Signs and Markings

Description	Price	Quantity	Cost	% Complete	Cost To Complete
(R1-1) Stop Sign and Post	$95.00	0	$0.00	0%	$0.00
(D3) Street Name Signs (6"x36")	$30.00	0	$0.00	0%	$0.00
Street Name Signs (9"x36") (Over 40 mph)	$45.00	0	$0.00	0%	$0.00
(R2-1) Speed Limit Sign	$75.00	0	$0.00	0%	$0.00
(R1-2) Yield, (W14-2) No Outlet, (W14-1) Dead End, (W2-6)	$95.00	0	$0.00	0%	$0.00
(W11-2) FYG Pedestrian Crosswalk	$150.00	0	$0.00	0%	$0.00
(W16-7p) Arrow					
Installation of Owner Furnished Standard Signs	$75.00	0	$0.00	0%	$0.00
Decorative Stop Sign (R1-1) w/ Street Names (D3)	$1,040.00	0	$0.00	0%	$0.00
Decorative Sign	$560.00	0	$0.00	0%	$0.00
Installation of Decorative Signs	$300.00	0	$0.00	0%	$0.00
Stop Bar	$200.00	0	$0.00	0%	$0.00
Pavement Markings (Arrows, Etc.)	$250.00	0	$0.00	0%	$0.00
Crosswalk	$800.00	0	$0.00	0%	$0.00
Single Line (LF)	$1.50	0	$0.00	0%	$0.00
Double Line (LF)	$3.00	0	$0.00	0%	$0.00

Total Cost: $0.00 — **Cost To Complete:** $0.00

Sign Bill: $0.00

Stormwater and Erosion Control

Description	Unit Price	Quantity	Cost	% Complete	Cost To Complete
Inlet/Junction Box (EA)	$2,000	0	$0.00	0%	$0.00
Headwalls (EA)	$1,000	0	$0.00	0%	$0.00
Pipe Culverts 15-24" (LF)	$35	0	$0.00	0%	$0.00
Pipe Culverts 30"+ (LF)	$50	0	$0.00	0%	$0.00
Ditches up to 2' bottom (LF)	$18	0	$0.00	0%	$0.00
Ditches over 3' bottom (LF)	$25	0	$0.00	0%	$0.00
Box Culverts (WxL) (SF)	$50	0	$0.00	0%	$0.00
Detention Ponds (Small) (EA)	$25,000	0	$0.00	0%	$0.00
Detention Ponds (Large) (EA)	$35,000	0	$0.00	0%	$0.00
Construction entrance (EA)	$1,500	0	$0.00	0%	$0.00
Temporary stabilization (ACRE)	$1,000	0	$0.00	0%	$0.00
Final Stabilization (Avg.) (ACRE)	$2,000	0.0	$0.00	0%	$0.00
Sediment Basin (EA)	$15,000	0	$0.00	0%	$0.00
Silt fence (LF)	$2.50	0	$0.00	0%	$0.00
Silt Fence Wire Backing (LF)	$4.50	0	$0.00	0%	$0.00
Check Dams (EA)	$350	0	$0.00	0%	$0.00
Sand Bags (EA)	$4.00	0	$0.00	0%	$0.00
Rock inlet protection (EA)	$0	0	$0.00	0%	$0.00
Curb inlet protection (EA)	$250	0	$0.00	0%	$0.00
Catch Basin filter assembly (EA)	$0	0	$0.00	0%	$0.00
Temporary EC Blanket (SY)	$1.50	0	$0.00	0%	$0.00
Permanent EC Blanket (SY)	$9.00	0	$0.00	0%	$0.00
Rip Rap (Ton)	$18.00	0	$0.00	0%	$0.00

Total Cost $0.00 — **Cost To Complete:** $0.00

EC Bond: $0.00

5-1073-15

ATTACHMENT 9-5

Repair Areas

Description	Unit Price	Quantitiy	Cost	% Complete	Cost to Complete
Extruded Curb Replacement (LF)	$17.00	0	$0	0%	$0.00
Curb and Gutter Replacement! (LF)	$5.00	0	$0	0%	$0.00
Sidewalk Replacement (SF)	$23.00	0	$0	0%	$0.00
Full Depth Pavement Repair (Ton)	$100.00	0	$0	0%	$0.00
Binder Repair (Ton)	$100.00	0	$0	0%	$0.00

Total Repair Cost: $0 **Cost To Complete:** $0

Comments:

Total Project Cost(110%)= $27,500 **Cost To Complete(110%)=** $5,000

15% of Principal Amount= $4,000

Maintenance Bond Amount = $2,800
(10% Total Project Cost)

Updates:

NAME	DATE	UPDATE	OLD AMOUNT	UPDATED AMOUNT
Buck Rogers	7/26/2012	Surety Update		
			$34,000	$34,000
Buck Rogers	7/22/2013	Surety reduction requested by developer Fred Yales	$34,000	$13,000
Nick Tuttle	6/20/2014	Surety reduction requested by developer Fred Yales	$13,000	$5,000

5-1073-15

2011-02

Pc 9805-11

SURVEYOR'S NOTES:

1. THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
2. DEED REFERENCE: FRED YATES, ETUX
   PARCEL 50 – R.B. 1541, PG. 696, R.O.S.C., TN
   PARCEL 1 – R.B. 1744, PG. 703, R.O.S.C., TN
   PARCEL 26 – R.B. 1901, PG. 109, R.O.S.C., TN
3. PLAT REFERENCE: THE ESTATES OF FAIRWAY HEIGHTS, PHASE ONE
   P.B. 24, PG. 236, R.O.S.C., TN.
   FAIRWAY HEIGHTS, SECTION ONE
   P.B. 18, PG. 28, R.O.S.C., TN.
4. MAP AND PARCEL NUMBERS SHOWN REFER TO THE SUMNER COUNTY TAX ASSESSOR'S MAPS. THE SUBJECT PROPERTY SHOWN ON THIS PLAT IS ALL OF PARCELS 1, 26 AND 50, ON TAX MAP 113–P "H".
5. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM SURFACE IMPROVEMENTS, UTILITY COMPANY RECORDS, AND/OR PLANS BY OTHERS. ACTUAL FIELD LOCATIONS AND SIZES OF THESE LINES SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION ON THIS SITE. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1–800–351–1111 FOR UNDERGROUND UTILITY LOCATIONS.
6. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
7. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
8. BEARINGS SHOWN ARE BASED ON PLAT OF FAIRWAY HEIGHTS, SECTION ONE, P.B. 18, PG. 28, R.O.S.C., TN.
9. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C0313E, DATED SEPTEMBER 20, 2006, SHOWS NONE OF THIS PROPERTY TO BE WITHIN THE 100 YR. FLOOD PLAIN. ZONE X.
10. THIS PROPERTY IS ZONED "OR" AS OF THE DATE OF THIS SURVEY.
11. ALL LOTS HAVE A 10' P.U.D.E. ON ALL SIDES UNLESS NOTED OTHERWISE.
12. OWNER / DEVELOPER WILL MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02
13. LANDSCAPE BUFFER WAIVED BY ADJACENT PROPERTY OWNERS.
14. ALL LOT CORNERS ARE TO BE MARKED WITH A CAPPED 1/2" IRON ROD.
15. EXISTING USE – ONE–FAMILY DETACHED DWELLING. PROPOSED USE – ONE–FAMILY DETACHED DWELLING
16. THIS IS A CATEGORY I SURVEY IN COMPLIANCE WITH THE RULES OF THE STATE OF TENNESSEE, BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820–3, STANDARDS OF PRACTICE. THE ERROR OF CLOSURE FOR THE UNADJUSTED FIELD SURVEY IS BETTER THAN 1 : 10,000.
17. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES LOT 50, THE ESTATES OF FAIRWAY HEIGHTS, PH. ONE, P.B. 24, PG. 236 AND LOTS 1 & 26, FAIRWAY HEIGHTS, SECTION ONE, P.B. 18, PG. 28, R.O.S.C., TN.
18. ALL EASEMENTS SHALL BE CONSIDERED "PUBLIC" IN ACCORDANCE WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS.
19. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 50, THE ESTATES OF FAIRWAY HEIGHTS, PH. ONE AND LOTS 1 & 26, FAIRWAY HEIGHTS, SEC. ONE INTO EIGHT LOTS AND COMBINE THEM AS THE ESTATES OF FAIRWAY HEIGHTS, PHASE TWO.
14. THE LOCATIONS OF UTILITIES SHOWN AS "PROPOSED" WERE TAKEN FROM PLANS PROVIDED BY DEWAAL & ASSOCIATES, INC. THE FINAL FIELD LOCATIONS WILL VARY AND SHOULD BE VERIFIED.

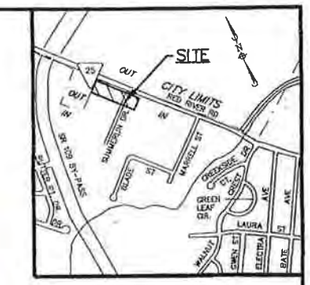
LEGEND

PROPERTY BOUNDARY
LOT LINE
BUILDING SETBACK LINE
YARD LINE
EASEMENT
CONCRETE MONUMENT (NEW)
CONCRETE MONUMENT (OLD)
CAPPED 1/2" IRON ROD (NEW)
IRON ROD (OLD)
LOT NUMBER
SANITARY SEWER W/ MANHOLE
WATER LINE
GAS LINE
911 ADDRESS
FIRE HYDRANT

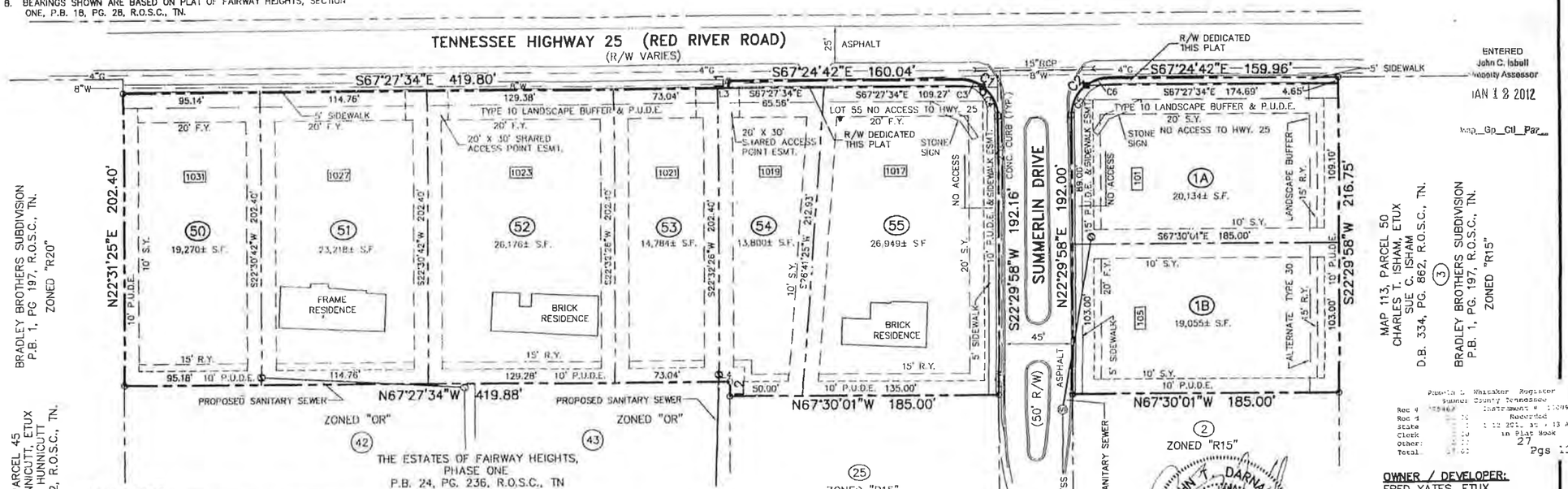
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.
APPROXIMATE

RECEIVED
AUG 26 2015
GALLATIN PLANNING & ZONING



LOCATION MAP
NOT TO SCALE



ENTERED
John C. Isbell
Property Assessor
JAN 18 2012
Map_Gp_Ctl_Par

Rec # 135462 Instrument # 1309979
Recorded
State 1 12 2011 at 11 AM
Clerk in Plat Book 27
Other: Pgs 130-130
Total

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	
C1	39.23'	25.00'	89°54'40"	S22°27'21"E	39.33'
C2	39.31'	25.00'	90°05'20"	N67°32'39"E	35.38'
C3	15.84'	25.00'	36°18'30"	S49°15'26"E	15.58'
C4	23.39'	25.00'	53°36'10"	S04°18'06"E	22.54'
C5	23.57'	25.00'	54°00'33"	N49°30'15"E	22.70'
C6	15.74'	25.00'	36°04'47"	S65°27'05"E	15.48'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N22°25'59"E	5.00'
L2	N22°29'59"E	10.00'
L3	S67°27'34"E	7.48'
L4	N67°27'34"W	7.62'

ADJACENT PROPERTY TABLE:

MAP	CRTL MAP	GROUP	PARCEL	LOT	OWNER	DEED BOOK
113–P	113–P	H	25	25	MICHAEL D. BOWLES	R.B. 1901, PG. 31, R.O.S.C., TN.
113–P	113–P	H	2	2	VICTOR MEJIA, ETUX	R.B. 2045, PG. 463, R.O.S.C., TN.
113–P	113–P	H	33	43	STEVE BROOKS, ETUX	R.B. 3261, PG. 431, R.O.S.C., TN.
113–P	113–P	H	34	42	STEVE BROOKS, ETUX	R.B. 3270, PG. 70, R.O.S.C., TN.

MAP 113, PARCEL 45
EDWARD RAY BOWLES
D.B. 510, PG. 164, R.O.S.C., TN.
ZONED "A"

OWNER / DEVELOPER:
FRED YATES, ETUX
RUTH D. YATES
931 LAKE PARK DRIVE
GALLATIN, TN. 37066

JOHN T. DARNALL
REGISTERED
AGRICULTURE
COMMISSIONER
TENNESSEE NO. 1571
10-10-11

REVISED: 10–10–11 – PER 9–19–11 COMMENTS
REVISED: 4–13–11 – PER PLANNING COMMENTS

11002FP.DWG

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "THE ESTATES OF FAIRWAY HEIGHTS, PHASE TWO" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

WATER SYSTEM 10/10 ,20 11 — SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE
SEWER SYSTEM 10/10 ,20 11 — SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN R.B. 1399, PG. 285, R.B. 1541, PG. 696; R.B. 1744, PG. 703 & R.B.1901, PG. 109, R.O.S.C., TENNESSEE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS

DATE 10/10/11 — FRED YATES
DATE 10/10/11 — RUTH YATES

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

10-10-11
DATE — REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

I HEREBY CERTIFY (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OF THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

01/11/12
DATE — CITY ENGINEER

Land Services of Tennessee
1131 Pine Hurst Drive Gallatin, Tennessee 37066

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

10-10-11
DATE — SECRETARY, PLANNING COMMISSION
10/10/11
DATE — CHAIRMAN'S INITIALS

THE ESTATES OF FAIRWAY HEIGHTS, PHASE TWO

FINAL PLAT

RED RIVER ROAD & SUMMERLIN DRIVE, CITY OF GALLATIN,

9TH CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

TOTAL ACRES = 3.788±	TOTAL LOTS = 8
ACRES OF NEW ROAD = 0.037±	FEET OF NEW ROAD = 0
OWNER: FRED YATES, ETUX	CIVIL DISTRICT: 9TH
SCALE: AS NOTED	CITY OF GALLATIN
SURVEYOR: LAND SERVICES	JOB #11–002
SUMNER COUNTY	STATE OF TENNESSEE
DATE: MARCH 30, 2011	SHEET NO. 1 OF 1

5-1073-15

ITEM 10

GMRPC Resolution No. 2015-112

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A PRELIMINARY PLAT FOR THE REVERE APARTMENTS, CONTAINING THREE (3) LOTS AND TWO (2) PUBLIC RIGHTS-OF-WAY, ON 31.34 (+/-) ACRES, LOCATED EAST OF BIG STATION CAMP BOULEVARD AND NORTH OF VIETNAM VETERANS PARKWAY (HIGHWAY 386).– (1-941-15B)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Plat submitted by Ragan Smith at its regular meeting on September 28, 2015; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff, in the Planning Commission Staff Report, and the evidence and testimony presented during the meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-403 and §13-4-303 and Gallatin Subdivision Regulations, Chapter 1, Section 1-104, items 1-11 and Chapter 2, Section 2-103:

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Regional Activity Center Character Area Category.

2. The Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.

3. The Preliminary Plat is consistent with the purpose and intent of the Mixed Use (MU) Zoning District, the Preliminary Master Development Plan and proposed Final Master Development Plan for Revere Apartments.

4. The Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.

5. The Preliminary Plat complies with the requirements of the subdivision regulations as described in Chapter 2, Section 2-103, Gallatin Subdivision Regulations

6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.

7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission approves the Preliminary Plat for Revere Apartments, consisting of a one (1) sheet plat, prepared by Ragan Smith, of Nashville, Tennessee, with job number 04046, dated August 12, 2015, with the following conditions:

1. Correct Note #5 to provide the new streets names (Springdale Lane and Sweetbriar Way).
2. Replace the word "*Being*" in Note 37 with '*The Plat Is*' and combine Note #7 and #8.
3. Correct the spelling of Franklin for John S. Franklin under 'OWNERS'.
4. Add '*and Resolution 2015-112*' after the word *minutes* in the Planning Commission approval certificate.
5. Remove '*are* _____.' from the end of the Planning Commission approval certificate.
6. Establish the narrow strips of land adjacent to Springdale Lane by Big Station Camp Boulevard to a point 350 feet east of Big Station camp Boulevard as open space tracts. An access and utility easements shall be established across the tracts to provide future access to the proposed commercial lots located north and south of Springdale Lane and provide for utilities adjacent to the Springdale Lane right-of-way.
7. A variance to section 2-106.7 of the Gallatin Subdivision Regulations is requested on the asphalt walking trail. Planning Commission will have to approve the variance from 10' each side of pavement for a 30' easement to 5' and 15' each side of pavement for a 30' easement.
8. Required access. Approved vehicle access for firefighting shall be provided to all construction sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions.
9. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 9/28/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT A

ITEM 10
PLANNING DEPARTMENT STAFF REPORT

Preliminary Plat for Revere Apartments
(PC File # 1-941-15B)
Located East of Big Station Camp Boulevard and North of Vietnam Veterans Boulevard (Highway 386)
Date: August 17, 2015

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF A PRELIMINARY PLAT FOR THE REVERE APARTMENTS, TO CREATE THREE (3) LOTS AND TWO PUBLIC RIGHTS-OF-WAY, ON 31.34 (+/-) ACRES, LOCATED EAST OF BIG STATION CAMP BOULEVARD AND NORTH OF VIETNAM VETERANS PARKWAY (HIGHWAY 386).

OWNER:	**FRANKLIN FAMILY (C/O JOHN S. FRANKLIN)**
APPLICANT:	**RAGAN SMITH (DOUG CHANDLER)**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION 2015-112**
STAFF CONTACT:	**KEVIN CHASTINE**
PLANNING COMMISSION DATE:	**SEPTEMBER 28, 2015**

PROPERTY OVERVIEW: The owner and applicant requests approval of a preliminary plat for the Revere Apartments, to create three (3) lots and two (2) public rights-of-way, on 31.34 (+/-) acres, located east of Big Station Camp Boulevard and North of Vietnams Veterans Parkway (Highway 386). The property is currently zoned Mixed Use (MU). Multi-Family Dwelling is a permitted uses in the MU zone district. (Attachment 10-1)

CASE BACKGROUND:

Previous Approvals

On September 27, 2004, the Planning Commission approved a Plan of Service and an Annexation request for the subject property (PC File #6-4-04 and PC File #6-3-04, respectively). The Planning Commission also approved a zoning amendment for the property known as Station Camp Area 4 (formerly known as Franklin Farms) (PC File #3-20-04). That plan rezoned Tract 1, containing 59.725 (+/-) acres to Residential-15 Planned Residential Development (R15 PRD), Tract 2, containing 213.553 (+/-) acres, to Planned General Commercial (PGC), which comprises the property subject to this preliminary plat Tract 3, containing 105.546 (+/-) acres to Residential-6 (R6), and Tract 4, containing 29.396 (+/-) acres to Residential-6 (R6), for a total of 408.22 (+/-) acres, located on the east and west sides of Big Station Camp Boulevard. The Plan of Service and Annexation Second Reading and rezoning was approved on November 5, 2004 by City Council.

Since the rezoning exceeded 100 acres, the applicant was exempt from the requirement of having to provide a detailed Preliminary Master Development Plan. However, a Preliminary Master Development Plan for the 'Station Camp Area 4' project was provided and approved on November 5, 2004 by City Council.

At the March 10, 2008 Work Session, the Planning Commission discussed the Hidden Creek project (PC File #3-2-08) and received a briefing on the rezoning and Hidden Creek Preliminary Master Development Plan at the April 28, 2008 meeting. On May 16, 2008 Planning Commission recommended approval of the rezoning with Preliminary Master Development Plan and on July 15, 2008 Gallatin City Council approved the rezoning and PMDP.

The Gross Builders-Hidden Creek (Revere Apartments) site was included in the Hidden Creek PMDP, but retained the PGC zoning and no site layout was shown on the property. It was only labeled as 'Future Development'.

On May 19, 2014, the Planning Commission recommended approval of a rezone of 46.95 (+/-) acres from Planned General Commercial (PGC) to Mixed Use (MU) and PMDP for Gross Builders-Hidden Creek (PC0284-14), consisting of a 444 multi-family apartment complex and five (5) commercial lots, and two (2) rights-of-way east of Big Station Camp Boulevard. On April 21, 2015, City Council approved the rezoning and Preliminary Master Development Plan. (Ordinance No. 014Ø5-32)(Attachment 10-2)

DISCUSSION:

Proposed Development

The Preliminary Plat for the Revere Apartments proposes three (3) lots and two (2) public rights-of-way on 31.34 (+/-) acres, located east of Big Station Camp Boulevard and North of Vietnams Veterans Parkway (Highway 386). The property is currently zoned Mixed Use (MU). Multi-family Dwellings is a permitted uses in the MU zone district.

The plat includes approximately 1,840 linear feet of public right-of-way. This is due to the construction of the Jenkins Lane Extension (Springdale Lane), which will bisect the multi-family development. The Jenkins Lane Extension is labeled as Project No. 14 in the Gallatin on the Move 2020 Major Thoroughfare Plan. Jenkins Lane is proposed as a three (3) lane collector road with 35 feet pavement widths, a five (5) foot grass strip and six (6) foot sidewalks on both sides the street. A proposed stub street (Sweetbriar Way) would extend to the vacant parcel (Tax Map 137 Parcel 008.00) to the east.

Natural Features

The natural topography of the existing vacant farmland slopes from the highest point of elevation (560') located along the northeast corner of the project site, with a steady decline, towards the lowest point of elevation (513') located at the western boundary of the multi-family development site within the creek (stream). The stream runs from east to west through the middle of the site. There are existing mature trees and other vegetation located throughout the site. Based on FEMA FIRM Map 471650406G no portion of the site is located within a flood hazard area.

Adjacent or Area Uses

The adjacent area to the north and east is undeveloped, and is zoned Planned General Commercial (PGC). The adjacent area to the south is undeveloped, and zoned Mixed Use (MU). The area to the northwest is currently vacant and is also zoned Planned General Commercial (PGC) and was approved for a Publix grocery store and related retail

development in 2009 (PC File #8-31-09). However the Final Master Development Plan approval has expired and requires re-approval. The area west of the project site is zoned Mixed Use (MU) and is the commercial component of the Gross Builders-Hidden Creek PMDP, which is undeveloped.

Lot Sizes and Layout

Lot 1 contains 17.54 (+/-) acres, Lot 2 contains 5.86 (+/-) acres, and Lot 3 contains 5.12 (+/-) acres. Additionally, the proposed rights-of-way contain 2.82 (+/-) acres. The creation of these three (3) lots and two (2) rights-of-way leaves two (2) remnants of the larger parcel (Tax Map 137 Parcel 6.00) owned by the Franklin family. These remnants are located along Big Station Camp Boulevard and west of proposed Lots 1 and 2 and north of proposed Lots 1 and 3. The westerly two (2) remnants were also rezoned to Mixed Use (MU) as part of the Hidden Creek-Gross Builders Preliminary Master Development Plan. The plan indicated that this area would eventually be subdivided into five (5) different commercial lots.

Rights-of-Way/Streets/Roads

Approximately 1,840 linear feet of public right-of-way is included with the plan. This results in the construction of Jenkins Lane Extension, which will bisect the multi-family development. The Jenkins Lane Extension is labeled as Project No. 14 in the Gallatin on the Move 2020 Major Thoroughfare Plan. Jenkins Lane is proposed as a three (3) lane collector road with a five (5) foot grass strip and six (6) foot sidewalks on both sides the street. A proposed stub street would extend to the vacant parcel (Tax Map 137 Parcel 008.00) to the east. The roadways will be platted and eventually conveyed to the City. A temporary T turn around will be provided at the end of Springdale Lane.

The westerly 350 feet of Springdale Lane is flanked by two (2) narrow strips that are shown as parts of Lots 1 and 2. These stripes should be identified as open space tracts with access and utility easements to provide future access to the future commercial lots.

The Gallatin Greenway Master Plan (2006) indicates in a future greenway located through this general area. The plan shows a 30 foot wide greenway/public access easement that connects to Springdale Lane just south of the stream and then follows the eastern side of the stream until connecting with Big Station Camp Boulevard where a proposed pedestrian crossing will provide access to the existing schools to the west.

As discussed with the PMDP and FMDP for Revere Apartments, the City of Gallatin is conducting a traffic study that encompasses the entire corridor of Big Station Camp Boulevard and adjacent roadways. This study is focusing on traffic generation from the currently approved developments, extant development, and potential build-out under the current zoning of undeveloped property. The results of this study will identify the need for transportation infrastructure improvements throughout the Station Camp corridor, the costs of the improvements, and how the improvements can be financed by developments within the Station Camp Corridor.

Revere Apartments, proposed Lots 1, 2, and 3, will be one of many properties to contribute to the future transportation needs in the area. As a condition of approval of the Preliminary and Final Master Development Plan a pro-rata contribution amount will be required.

Open Space and Bufferyard
The Final Master Development Plan shows no formally designated open space tracts, but the plan states a total of 51.5 percent of the property will consist of private open space distributed throughout the development. The plan indicates a Type 25 (25 feet) landscape buffer along the east and north property boundaries and a 10 foot landscape buffer along the west and south property boundaries, compliant with the approved Preliminary Master Development Plan.

A Type 25 Bufferyard is required to provide one (1) large deciduous tree every 60 linear feet and two (2) ornamental trees every 60 linear feet.

This Type 25 Bufferyard provides four (4) medium evergreen trees every 60 linear feet in an effort to provide a larger buffer between the adjacent commercial lots. The western property boundary bufferyard provides 28 large deciduous trees and 112 evergreen trees.

The Planning Commission approved this bufferyard plan as part of the Preliminary Master Development Plan (PC0284-14).

Planning Department Comments
The Planning Department reviewed and commented on the Preliminary Plat. The applicant satisfactorily addressed all of the Planning Department comments, except those included as conditions of approval.

Engineering Division Comments
The Engineering Division reviewed and commented on the Preliminary Plat. The applicant satisfactorily addressed all of the Engineering Division comments, except those included as conditions of approval.

Other Departmental Comments
The Other Departments reviewed and commented on the Preliminary Plat. The applicant satisfactorily addressed all of the Other Departmental comments, except those included as conditions of approval.

FINDINGS:

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Regional Activity Center Character Area Category.

2. The Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.

3. The Preliminary Plat is consistent with the purpose and intent of the Mixed Use (MU) Zoning District, the Preliminary Master Development Plan and proposed Final Master Development Plan for Revere Apartments.

4. The Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.

5. The Preliminary Plat complies with the requirements of the subdivision regulations as described in Chapter 2, Section 2-103, Gallatin Subdivision Regulations.

6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.

7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:
The Planning Department recommends that the Gallatin Municipal-Regional Planning Commission approve GMRPC Resolution 2015-112, Preliminary Plat for Revere Apartments, consisting of a one (1) sheet plat, prepared by Ragan Smith, of Nashville, Tennessee, with job number 04046, dated August 12, 2015, with the following conditions:

1. Correct Note #5 to provide the new streets names (Springdale Lane and Sweetbriar Way).
2. Replace the word "*Being*" in Note 37 with '*The Plat Is'* and combine Note #7 and #8.
3. Correct the spelling of Franklin for John S. Franklin under 'OWNERS'.
4. Add '*and Resolution 2015-112'* after the word *minutes* in the Planning Commission approval certificate.
5. Remove '*are* _____.' from the end of the Planning Commission approval certificate.
6. Establish the narrow strips of land adjacent to Springdale Lane by Big Station Camp Boulevard to a point 350 feet east of Big Station camp Boulevard as open space tracts. An access and utility easements shall be established across the tracts to provide future access to the proposed commercial lots located north and south of Springdale Lane and provide for utilities adjacent to the Springdale Lane right-of-way.
7. A variance to section 2-106.7 of the Gallatin Subdivision Regulations is requested on the asphalt walking trail. Planning Commission will have to approve the variance from 10' each side of pavement for a 30' easement to 5' and 15' each side of pavement for a 30' easement.
8. Required access. Approved vehicle access for firefighting shall be provided to all construction sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions.
9. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department.

EXHIBIT A

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City.)

ATTACHMENTS
Attachment 10-1 Location Map for Revere Apartments
Attachment 10-2 Preliminary Plat for Revere Apartments (1-941-15B)

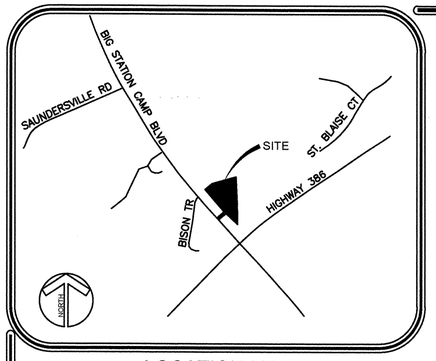
I:\ACTIVITIES & PROJECT TYPES\MAJOR SUBDIVISIONS\Revere Apartments\Item 10 Revere Apartments-Prel. Plat (1-941-15B) KC

Location Map

Revere Apartments
Preliminary Plat
PC File# 1-941-15B

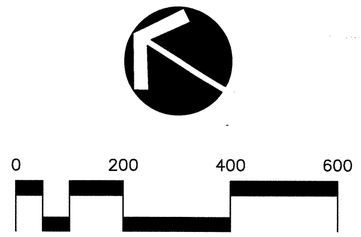
Prepared By: Kevin Chastine, AICP
Prepared On: August 18, 2015

ATTACHMENT 10-1



LOCATION MAP

N.T.S.



APPROVED BY THE GALLATIN MUNICIPAL–REGIONAL PLANNING COMMISSION, WITH SUCH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE COMMISSION ARE _____.

THIS PRELIMINARY PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE SUBDIVISION IN FINAL FORM AND DOES NOT CONSTITUTE APPROVAL FOR RECORDING OF THE FINAL PLAT.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	1031.00'	202.77'	11°16'07"	101.71	202.44'	S14°42'04"E
C2	969.00'	190.58'	11°16'07"	95.60	190.27'	S14°42'04"E
C3	631.00'	243.27'	22°05'22"	123.17	241.77'	S09°17'26"E
C4	569.00'	782.72'	78°48'58"	467.52	722.45'	S19°04'22"W
C5	25.00'	36.96'	84°41'56"	22.79	33.68'	S40°35'43"E
C6	25.00'	37.46'	85°51'25"	23.25	34.05'	S54°07'36"W
C7	631.00'	520.72'	47°16'57"	276.22	506.07'	S34°50'22"W
C8	25.00'	34.39'	78°48'38"	20.54	31.74'	N83°29'03"W
C9	25.00'	33.49'	76°44'50"	19.80	31.04'	S22°08'06"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S09°04'00"E	100.03'
L2	S09°04'00"E	97.56'
L3	S20°20'07"E	240.00'
L4	S20°20'07"E	240.00'
L5	S82°56'41"E	127.31'
L6	N82°56'41"W	127.41'
L7	S58°28'51"W	345.11'
L8	S58°28'51"W	345.14'
L9	N58°28'34"E	352.07'
L10	S58°28'34"W	352.01'
L11	N31°32'14"W	99.95'

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A 3 LOT SUBDIVISION AND DEDICATE RIGHT–OF–WAY AND EASEMENTS.

2. BEARINGS AS SHOWN HEREON ARE BASED ON TENNESSEE COORDINATE SYSTEM OF 1983.

3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47165C0406G, WITH A REVISION DATE OF APRIL 17, 2012, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470185, PANEL NO. 406, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

4. THE ZONING FOR THIS PROPERTY IS MU (MIXED USE). MINIMUM YARD REQUIREMENTS ARE DETERMINED BY THE CITY OF GALLATIN ZONING ORDINANCE.

5. ALL SIDEWALKS ALONG HIDDEN CREEK WAY ARE 6 FEET IN WIDTH. ALL SIDEWALKS ALONG REVERE LANE ARE 5 FEET IN WIDTH.

6. ALL LOTS ARE TO ACCESS FROM PUBLIC R/W.

7. BEING A PORTION OF PARCEL NUMBER 6.00 AS SHOWN ON SUMNER COUNTY PROPERTY MAP NUMBER 137.

8. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JAMIE SHARPE FRANKLIN FROM W. Y. ALLEN AND KATHERINE T. ALLEN OF RECORD IN DEED BOOK 103, PAGE 36, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.

9. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION, MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1–615–355–1987 OR 1–800–351–1111.

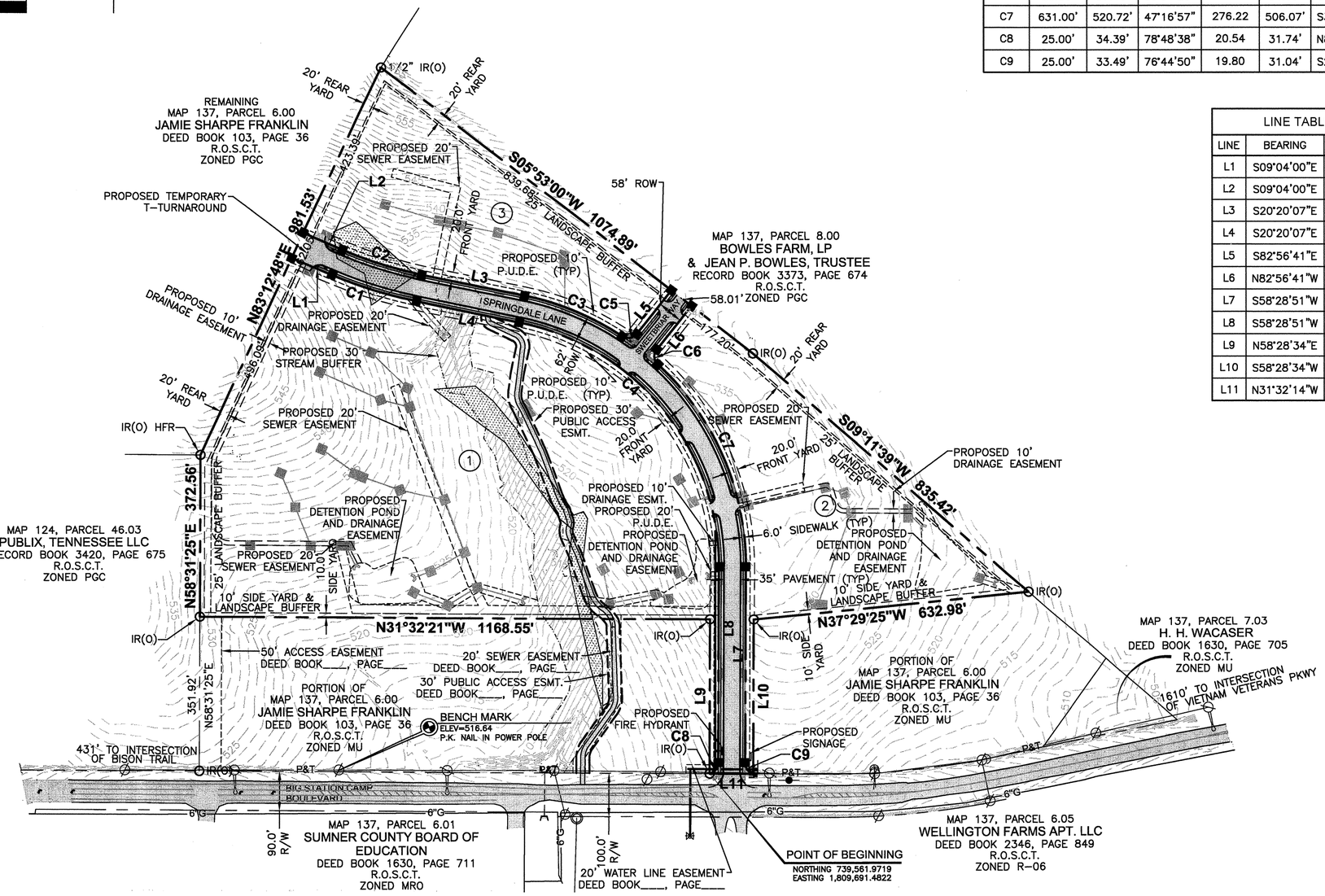
10. EXISTING USE OF THIS PROPERTY IS VACANT; PROPOSED USED OF THIS PROPERTY IS RESIDENTIAL: MULTI–FAMILY ATTACHED DWELLINGS.

11. ALL EASEMENTS SHALL BE CONSIDERED "PUBLIC" IN ACCORDANCE TO THE GALLATIN SUBDIVISION REGULATIONS.

12. THE PAVEMENT WIDTH OF SPRINGDALE LANE IS 35 FEET. THE PAVEMENT WIDTH OF SWEETBRIAR WAY IS 23 FEET. THE PAVEMENT WIDTH OF BIG STATION CAMP ROAD VARIES.

13. ALL PROPOSED DETENTION POND DRAINAGE EASEMENTS SHALL HAVE UNENCUMBERED ACCESS TO PUBLIC RIGHT–OF–WAYS FOR MAINTENANCE AS REQUIRED.

14. A VARIANCE REQUEST TO ALLOW THE GREENWAY TO BE OFFCENTER IS BEING REQUESTED AS PART OF THIS RESUBMITTAL.



LEGEND

- CONCRETE MONUMENT (NEW)
- IRON ROD (NEW)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- CATCH BASIN
- WETLANDS (FLAGGED AND ESTIMATED BY OTHERS)
- —S— SANITARY SEWER LINE
- —W— WATER LINE
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- R.O.S.C.T. REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE
- 1056 STREET ADDRESS
- (71) LOT NUMBER
- STREAM BUFFER

AREA SUMMARY

LOT	SQ.FT.	ACRES
1	763,947	17.54
2	255,455	5.86
3	222,814	5.12
R/W DED.	122,898	2.82
TOTAL	1,365,114	31.34

TOTAL AREA = 1,365,114 SQUARE FEET OR 31.34 ACRES ±

DOUGLAS W. BALL-CHANDLER
REGISTERED LAND SURVEYOR
AGRICULTURE
8/12/15
TENNESSEE NO. 2588

OWNERS

NANCY CAROLE FRANKLIN,
WILLIAM A. FRANKLIN, III,
ROBERT MARKS FRANKLIN
RUTH WREN FRANKLIN WRIGLEY
C/O JOHN S. FRANLIN
2272 CAGES BEND ROAD
GALLATIN, TN 37066

DEVELOPER

GROSS BUILDERS
CONSTRUCTION & DEVELOPMENT
2620 NEW SALEM HWY
MURFREESBORO, TN 37128
PHONE: (615) 849–3233
CONTACT: MR. TONY STEVENSON

SHEET 1 OF 1

PRELIMINARY P L A T

THE REVERE APARTMENTS

FOURTH CIVIL DISTRICT OF SUMNER COUNTY
CITY OF GALLATIN, TENNESSEE

SCALE: 1"=200' DATE: AUGUST 12, 2015
JOB NUMBER: 04046 W.O. 9835

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: DOUGLAS W. BALL-CHANDLER, RLS
EMAIL: dchandler@ragansmith.com

G:\04046-9835\1-SURVEY\PLAT\9835_PLAT.DWG

September 3, 2015

ITEM 11

RECEIVED
SEP 08 2015
GALLATIN PLANNING & ZONING

E. C. Branham, Jr.
785 E. Main St.
Gallatin, TN. 37066

Bill McCord

Director of Planning

Gallatin Municipal-Regional Planning Commission

132 West Main St.

Gallatin, TN 3706

Re: Branham Corner. Sec. 2
Request for Extension and Appeal

Dear Mr. McCord,

This is in response to Notice from the Planning Department Dated August 4, on the above referenced property (a copy of which is attached) and subsequent follow up meeting with Brian Reifschneider at the site on September 1, at which time we discussed the City's engineering department's demands to accept Pilot View Road into the street system, as follows:

1. Install 500 lf of sidewalk along the southwesterly side of Pilot View and 200 lf of sidewalk along the northeasterly side along Lot 1. – Estimated Cost $12,425.00
2. Repair 10 lf of extruded curb at the southwesterly entrance – Estimated Cost $150.00
3. Install a thermoplastic stop bar and speed limit sign/dead end sign at the main entrance – Estimated Cost $225.00
4. Repair pavement around southwesterly inlet. Pavement is flat and does not properly drain storm water to the inlet – Estimated Cost $12,200.00

Items 2, 3 and 4 were agreed upon. Item 1 was not.

Even though the plat for this property was recorded 6/13/05, and a bank surety with Frist Tennessee put into place, I failed to receive notices on any recent Commission actions, which were sent to my old PO Box and not received until the attached letter was sent, but only upon me being given

PC FILE #1-95-04C/
1-36-04C

actual notice by a Commission Member and after I took steps to advise the City on my current address and I have been further delayed due to recent surgery. I say this as part of my request for an extension of the Commission's September 30 deadline to get the work done on items 2-4 above, and to request and appeal/reconsideration by the Commission of time #1.

Mr. Reifschneider suggested that I take this request to the Planning Commission Work Session at 5:00 pm 9/14/15 and ask to be considered at the next Planning Meeting scheduled 9/28/15. Unfortunately I will be out of town 9/14/15, so ask that his letter serve in lieu of my request at the Commission Work Session and, assuming approval, I will be at the Planning Meeting on 9/28/15.

Thank you for your help and consideration.

Yours Truly,

Eugene Branham, Jr.

RECEIVED
SEP 08 2015

City of Gallatin, Tennessee **Planning Department**

Gallatin Municipal-Regional Planning Commission
ZONING PERMIT & ACTION FORM

VIA CERTIFIED MAIL #7010 3090 0000 8987 7678

DATE: August 4, 2015

TO: Mr. E. C. Branham, Jr.
785 East Main Street
Gallatin, TN 37066

FROM: Planning Department

RE: July 27, 2015, Gallatin Municipal-Regional Planning Commission Meeting
Branham Corner, Sec. 2; Surety Renewal & Extension: PC File #1-95-04C/1-36-04C

At the above referenced meeting, the Subdivision Surety #S053226, in the amount of **$28,000**, was renewed and extended for 60 days. If work is not completed by **September 30, 2015** deadline, the City of Gallatin will call the Letter of Credit and install the unfinished improvements.

SEP 08 2015

cc: Ms. Lelia Savory; First Tennessee Bank
PC File #1-95-04C/1-36-04C
Surety File #1-95-04C/1-36-04C (Subdivision)

132 West Main Street Gallatin, TN 37066-3244 (615) 451-5796 Fax (615) 452-0348

LEGEND

- BOUNDARY LINE
- P (N) — IRON PIN (NEW) TYPICAL
- P (O) — IRON PIN (OLD)
- MON. — CONC. MONUMENT
- ADJACENT LOT LINE
- CITY LIMIT LINE
- GAS LINE
- WATER LINE & FIRE HYDRANT
- M B S L — MIN. BLDG. SETBACK LINE
- YARD — YARD LINE
- LIGHT POLE

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	DISTANCE
C1	95°35'18"	30.00	50.05	33.09	S 36°14'58" W	44.44

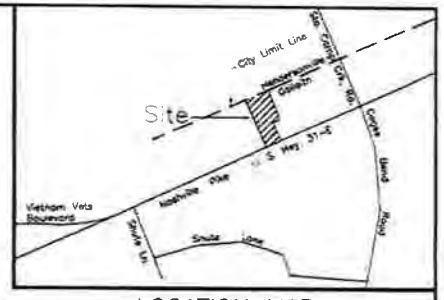
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 48°16'59" W	30.10

PLAT CONTAINS – 4.94 ACRES±

2 LOTS

100 50 0 100 200 300

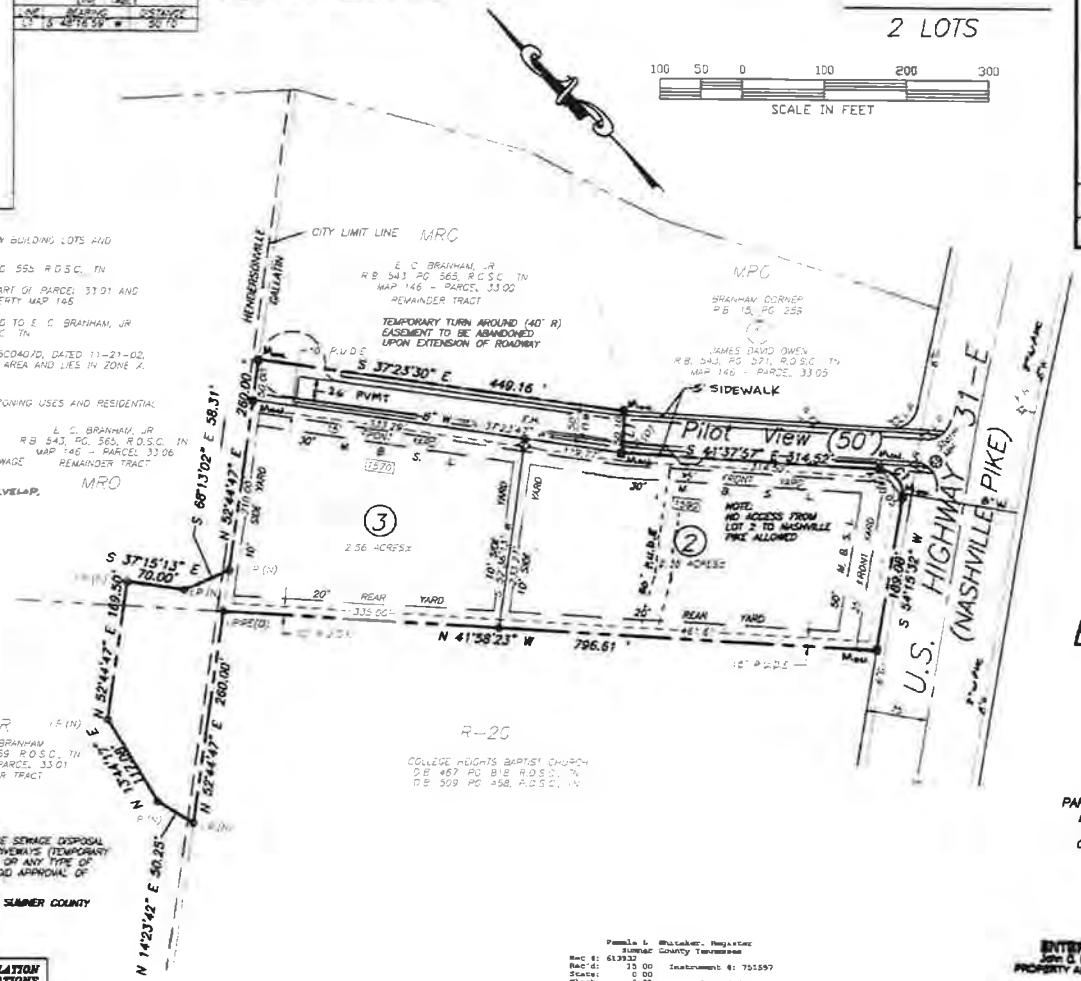
SCALE IN FEET



LOCATION MAP

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO NEW BUILDING LOTS AND RIGHT-OF-WAY FOR PILOT VIEW AS SHOWN
2. NORTH BASED ON DEED OF RECORD IN R.B. 543, PG. 555 R.O.S.C., TN
3. PROPERTY IS SHOWN AS PART OF PARCEL 33.00, PART OF PARCEL 33.01 AND PART OF PARCEL 33.06 ON SUMNER COUNTY PROPERTY MAP 146
4. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO E. C. BRANHAM, JR BY DEED OF RECORD IN R.B. 543, PG. 565 R.O.S.C. TN
5. ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 47165C0407D, DATED 11-27-02, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA AND LIES IN ZONE X.
6. PROPERTY IS ZONED MRO
7. USES FOR LOTS 2 AND 3 WILL COMPLY WITH MRO ZONING USES AND RESIDENTIAL USE IS NOT ANTICIPATED
8. 1000 INDICATES STREET ADDRESS
9. LOTS 2 AND 3 TO HAVE INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS
10. SIDEWALK TO BE INSTALLED AS LOTS DEVELOP.



HEALTH DEPARTMENT NOTES

1. THE ____ AREAS ARE RESERVED FOR SUB-SURFACE SEWAGE DISPOSAL SYSTEMS AND CANNOT BE USED FOR BUILDINGS, DRIVEWAYS (TEMPORARY OR PERMANENT), WATER OR GAS LINES, EASEMENTS OR ANY TYPE OF UNDERGROUND UTILITIES. VIOLATION OF THIS WILL VOID APPROVAL OF THIS LOT.
2. ANY COMMERCIAL USE MUST BE PRE-APPROVED BY SUMNER COUNTY ENVIRONMENTAL OFFICE DUE TO LIMITED SOIL AREA.

FINAL PLAT
BRANHAM CORNER
SECTION TWO

PROPERTY LOCATED IN THE 4th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : SEPTEMBER 28, 2004 REV. : 10/06/04
REV. : 11/16/04
SCALE : 1" = 100' REV. : 01/26/05
REV. : 02/09/05
OWNERS : REV. : 04/20/05

PARCELS 33.00 & 33.06:
E. C. BRANHAM, JR.
P.O. BOX 1677
GALLATIN, TN. 37066

PARCEL 33.01: REV. : 5/05/05
BUFORD BRANHAM REV. : 5/30/05
P.O. BOX 1677
GALLATIN, TN. 37066

Pamela L. Whitaker, Register
Sumner County Tennessee

Rec #:	613932
Rec'd:	15.00
State:	0.00
Clerk:	0.00
EDP:	2.00
Total:	17.00

Instrument #: 751597
Recorded
6/13/2005 at 2:10 pm
in
Plat Book 22 Pgs 240-240

ENTERED
John D. Wood
PROPERTY ASSESSOR

JUN 13 2005

MAP__GP__CTL__PAR__

CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL WITH REGULATIONS

General approval is hereby granted to the proposed subdivision herein being suitable for subsurface sewage disposal with the lots and/or structures identified. Before the issuance of construction, the lots herein subject shall receive the location of the house or other structure and plans for the subsurface sewage disposal system.

Date 5/5/05 — Local Health Authority

Lot(s) # N/A — shall have a residence with more than ____ bedrooms unless otherwise approved by the local health authority

CERTIFICATE FOR APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Henderson le Tennessee except for variances, if any as noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of County Registrar.

Date 6/6/05 — Secretary, Planning Commission

Void unless recorded by _____ Date

CERTIFICATE OF APPROVAL BY COUNTY HEALTH DEPARTMENT

I hereby certify that the sewage disposal systems approved or proposed for installation in the subdivision entitled Branham Corner Section 2 fully meet the requirements of the County Health Department and are hereby approved.

Date — County Environmentalist

CERTIFICATE OF OWNERSHIP & DEDICATION

(We) hereby certify that I (we do) the owner(s) of the property shown and described hereon as evidenced in Record Bk. Number 543 page 565 (parcels 33.00 & 33.06) and Record Bk 543 pg. 559 (parcel 33.01) R.O.S.C. TN, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.

DATE 4/28/05 OWNER

DATE 4/28/05 OWNER

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plat shown and described herein is a true and correct survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission and that the monuments have been or are placed as shown hereon, to the specifications of these regulations.

DATE 3-11-05

REGISTERED LAND SURVEYOR — TENNESSEE

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the utility systems outlined or indicated on the final subdivision plat entitled Branham Corner Section 2 have been installed in accordance with current rules and other requirements, or (2) that a performance Bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

WATER SYSTEM 5-11-05 Date

W.H.U.D.

CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS

I hereby certify (1) that all designated roads on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Gallatin Municipal-Regional Subdivision Regulations, or (2) that a performance Bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

DATE 6-2-05

City Engineer

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Registrar.

5-10-05 — Date — Secretary, Planning Commission

6-10-05 — Date — Chairman's Signature

RECORD

Recorded _____ 2005
in Book _____, Page _____
of the Register's Office, Sumner Co., TN

PREPARED BY :

Bruce Reinca

JOB NO. 04-0187

City of Gallatin, Tennessee *Planning Department*

Gallatin Municipal-Regional Planning Commission
ZONING PERMIT & ACTION FORM

VIA CERTIFIED MAIL #7010 3090 0000 8987 7678

DATE: August 4, 2015

TO: Mr. E. C. Branham, Jr.
785 East Main Street
Gallatin, TN 37066

FROM: Planning Department

RE: July 27, 2015, Gallatin Municipal-Regional Planning Commission Meeting
Branham Corner, Sec. 2; Surety Renewal & Extension: PC File #1-95-04C/1-36-04C

At the above referenced meeting, the Subdivision Surety #S053226, in the amount of **$28,000**, was renewed and extended for 60 days. If work is not completed by **September 30, 2015** deadline, the City of Gallatin will call the Letter of Credit and install the unfinished improvements.

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage)
For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	$ .49
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.74

Sent To
Street, Apt. No.; or PO Box No. Mr. E. C. Branham, Jr.
785 East Main Street
City, State, ZIP+4 Gallatin, TN 37066

PS Form 3800, Aug

7010 3090 0000 8987 7678

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Mr. E. C. Branham, Jr.
785 East Main Street
Gallatin, TN 37066

COMPLETE THIS SECTION ON DELIVERY
A. Signature X E.C. Branham Jr. ☐ Agent ☐ Addressee
B. Received by (Printed Name) E.C. Branham Jr. C. Date of Delivery 7-8
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7010 3090 0000 8987 7678

PS Form 3811, July 2013 Domestic Return Receipt

cc: Ms. Lelia Savory; First Tennessee Bank
PC File #1-95-04C/1-36-04C
Surety File #1-95-04C/1-36-04C (Subdivision)

132 West Main Street Gallatin, TN 37066-3244 (615) 451-5796 Fax (615) 452-0348

Chair Dempsey motioned to defer Resolution No. 2015-100 to the next Planning Commission meeting if the applicant has received the pro rata information. Vice Chair Ramsey seconded the motion and the motion passed by unanimous vote.

Item 10: GMRPC Resolution No. 2015-83 – (3-720-15) – Noise Ordinance; Article 13, Section 13.02; GZO Text Amendment – City of Gallatin – Public Comment – City of Gallatin requests to amend the Gallatin Zoning Ordinance, Article 13.00, Performance and Design Standards, Section 13.02.020 Performance Standards Regulating Noise

Mr. Robert Kalisz, Planner II, said he met with the City Attorney to discuss the noise regulations of the municipal code and the zoning code and the proposed options to amending the zoning ordinance. The City Attorney discussed jurisdiction of the Gallatin Police Department and the Sumner County Sheriff's Department. Sumner County does not have a noise ordinance, but considers a noise complaint as a nuisance complaint. The City uses the Municipal Code when necessary in instances such as dumpster regulations. If there is a noise complaint at 11:00 p.m. the Planning Staff cannot so out to the site and the Police Department would be called. Staff recommends approval of Resolution No. 2015-83 option one, removing the correct language from the zoning code section and referring to the Gallatin Municipal Code.

Vice Chair Ramsey asked Ms. Susan High McAuley, City Attorney if she was in agreement with staff's recommendation. Ms. McAuley said she was in agreement with the staff recommendation.
Chair Dempsey opened public comment.
Mr. Patrick Reeners said animals, such as dogs and cats, birds and crickets, also make loud noises and it is not the City's right to impede on a citizen's right to be happy and have fun.

Mayor Brown motioned to approve Resolution No. 2015-83. Mr. Puryear seconded the motion and the motion passed by unanimous vote.

Item 9: GMRPC Resolution No. 2015-102 – (1-95-04C) – Branham Corner, Section 2, Subdivision Surety Renewal – City of Gallatin – Discuss subdivision surety renewal and extension.

Ms. Katherine Schoch, Assistant Director of Planning, said the Planning Commission recommended that the applicant be advised that all improvements must be completed by June 30, 2015. The applicant has not completed the improvements; therefore, the Engineering Division suggested that the Planning Commission call the letter of credit. There is a concern that the action form from the November 2014 meeting was returned and put back in the file and Mr. Branham did not receive the action form. He has been in contact with the Engineering Division and was aware of this meeting tonight. Mr. Branham did not return any phone calls regarding discussing the improvements.

Mr. Puryear recused himself due to a conflict of interest.

Mr. Brad Simpson, Engineering Project Manager, said Mr. Nick Tuttle, City Engineer, is ready to call the letter of credit. Mr. Branham seems unresponsive to attempts to contact him regarding the improvements.

Mayor Brown suggested the staff verify that Mr. Branham has been notified.

Mr. Simpson said the Engineering Division is willing to extend the time to make sure that Mr. Branham is notified.

Vice Chair Ramsey suggested that Mr. Branham be given 90 days and asked staff to send the same type of notification via certified mail.

Dr. Orgain motioned to extend the letter of credit for 60 days. Vice Chair Ramsey seconded the motion.

Chair Dempsey suggested that the notification be delivered by the public service officers of the Gallatin Police Department.

Planning Commission voted on the motion and the motion passed by unanimous vote.

Item 11: GMRPC Resolution No. 2015-99 – (3-793-15) – Dunlap Junction (Whitt's BBQ) – Preliminary Master Development Plan – Bruce Rainey & Associates – Public Comment – The owner and applicant request approval of the Preliminary Master Development Plan for Dunlap Junction Phase 1 to construct a 1,921 square foot restaurant on a 1.42 (+/-) acres parcel zoned Planned Neighborhood Commercial (PNC), located at 604 Long Hollow Pike.

Mr. Chastine said the applicant is requesting approval of a Preliminary Master Development Plan for Dunlap Junction, Phase 1, to construct a Whitt's BBQ building. A Preliminary Master Development Plan, titled Carter's Junction has expired. This new Preliminary Master Development Plan will go to City Council.

The Planning Commission suggested some improvements to the elevations and the applicant has submitted some changes. The rear elevation was a concern because it faces Red River Road and the applicant has shown landscaping to screen the HVAC system. In addition, the Planning Commission asked that the current driveway access from Red River Road be moved and the applicant has complied.

Chair Dempsey asked Mr. Simpson if there were any engineering concerns with the request. Mr. Simpson said there are no engineering concerns with the request.

Chair Dempsey opened public comment. No one came forward to speak; therefore, Chair Dempsey closed public comment.

Chair Dempsey asked about the rear landscape.

Mr. Bruce Rainey, with Bruce Rainey and Associates, representing the applicant, said the applicant would agree to add landscaping near the windows and the chimney. The HVAC units are on the ground and would be screened. The exact location is not known at this time.

ITEM 9

City of Gallatin, Tennessee *Planning Department*

Gallatin Municipal-Regional Planning Commission
ZONING PERMIT & ACTION FORM

DATE: December 10, 2014

TO: Mr. Eugene Branham, Jr.
P.O. Box 1677
Gallatin, TN 37066

FROM: Planning Department

RE: November 24, 2014 Gallatin Municipal-Regional Planning Commission Meeting
Branham Corner, Sec. 2 Surety Renewal & Extension: PC File #1-36-04C & PC0382-14

Box to contain Staff Approval stamp once all Conditions of Approval have been satisfied.

At the above referenced meeting, the request for a seven (7) month renewal and extension of the subdivision performance surety for Branham Corner, Section 2 in the amount of $28,000 was:

☒ APPROVED

☐ APPROVED WITH CONDITIONS

☐ DENIED

☐ DEFERRED

Notes: **Street improvements will be completed by the developer by the June 30, 2015 deadline or the subdivision surety shall be called and work completed by the City of Gallatin.**

cc: Ms. Lelia Savory; First Tennessee Bank
PC Files #1-36-04C & PC0382-14
Surety File #1-36-04C

PC FILE #1-95-04C

132 West Main Street Gallatin, TN 37066-3244 (615) 451-5796 Fax (615) 452-0348

1B GMRPC Resolution No. 2014-103 – PC382-14 – Branham Corner, Section 2; PC File #1-36-04C – Discussion of subdivision surety and completion of roadway and drainage infrastructure in Branham Corner, Section 2.

Mr. Tuttle said this surety is 10 years old and there is some development. The final surface has been put down but the sidewalks must be finished. There is also some minor repair work needed. Mr. Tuttle suggested that the surety be extended for a short time to allow the work to be completed.

Chair Dempsey asked if there are lots not developed. Mr. Tuttle said there is one lot not developed.

Mr. Puryear asked if a six month extension could be offered. He also asked if the developer requested further extension the surety, could it be renewed at 150 percent of the surety value. Mr. Tuttle said the surety must be based on the work to be completed at 110 percent of the value.

Ms. Katherine Schoch, Assistant Director of Planning, said an amendment to the Subdivision Regulations would be necessary to renew a surety at 150 percent of the surety value.

Mr. Puryear motioned to approve Resolution 2014-103 until June 30, 2015. Vice Chair Ramsey seconded the motion and the motion passed by unanimous vote.

Ms. Schoch said staff would request a new Letter of Credit from the bank. Mr. Tuttle reiterated that on June 20, 2015, a demand could be made on the Letter of Credit by the City Engineer.

4. GMRPC Resolution No. 2014-99 – PC0366-14 – Site Plan for Gregory Industrial Property – Lot 1 – Klober Engineering Services – Owner and applicant requests approval of a site plan to construct a 10,800 square foot building addition on Lot 1 of the Gregory Industrial Property containing 2.06 (+/-) acres. The property is zoned Industrial Restrictive (IR) and is located at 540 National Drive.

Mr. Robert Kalisz, Planner I, presented the staff report and said the owner and applicant are requesting approval of a site plan to construct a 10,800 square foot addition on Lot 1 of the Gregory Industrial Property at 540 National Drive. Two loading docks with a 30 foot wide paved driveway accessing National Drive are also proposed. The building is to be constructed with metal panels so that the existing building and the addition will match. The architectural elevations for the building do not meet the Basic Design Criteria of the Gallatin Zoning Ordinance since it does not contain the required 70 percent brick or stone on each building façade.

Mr. Kalisz said Lot 1 of the Gregory Industrial Property has three (3) existing driveways to the site from National Drive. The additional driveway will require trucks to back into the driveway to the loading dock from National Drive. This is a current condition on site with the existing driveways and loading docks. Mr. Kalisz read from Tennessee Code Annotated, Section 13-7-208 Enforcement of Ordinances which allows an existing business to expand. The Gallatin Zoning Ordinance requires a circulation area and access to maneuver outside of any public street. The owner and applicant are requesting to continue backing into the site to access the additional loading dock from National Drive (a public street), which is a dead-end street. Staff asked the Planning Commission to determine if reasonable space exists on the site for the applicant to install the circular driveway so that trucks may access the new loading docks without

City of Gallatin
Engineering Division
ROW Acceptance Inspection

Name of site	BRANHAMS CORNER Section 1 and 2	**Date**	8-7-2009
Address/location of project		**FILE#**	1-36-04C
Owners Name/address	E.C.BRANHAM	**Phone #**	822-0012
Contractors name/address		**Phone #**	
Site Contact		**Phone #**	

Items Left to be Completed:

1. Construct sidewalks on both sides of road.
2. Correct erosion issue at end of temporary turn around. Stone that is washed out should be replaced.
3. Provide thermoplastic stop bar at intersection of Nashville Pike.
4. Fill in core drill holes.
5. Replace busted curb close to Nashville Pike and anywhere else applicable.
6. Improve curb radii at Nashville Pike intersection to 30' as indicated on construction plans.
7. Weed eat ditch in P.U.D.E.
8. Provide speed limit sign as indicated on construction plans.
9. Repave sag of vertical curve to eliminate ponding areas.
10. Reset rim and hood in curb line at catch basin 2 and 5. Remove and replace curb in these areas.
11. All curb should have a minimum of 5" in height from the top of curb to the gutter (top pavement). Any place this requirement is not met should be replaced and corrected.
12. Replace curb tie-in on south side of Pilot View where phase line is located.

Engineering recommends deferral from the August Planning Commission meeting due to outstanding engineering concerns.

11-29-10. THE ABOVE ITEMS HAVE NOT BEEN DONE YET. NONE OF THEM HAVE BEEN DONE.

11-24-11.THE ABOVE ITEMS STILL HAVE NOT BEEN DONE YET. NONE OF THEM HAVE BEEN FIXED.

10-17-12.STILL ALL OF THE ABOVE ITEMS HAVE NOT BEEN FIXED YET.

10-31-13...STILL ALL OF THE ABOVE ITEMS HAVE NOT BEEN FIXED YET.

7-6-15....ALL OF THE ABOVE ITEMS STILL HAVE NOT BEEN COMPLETED YET.....

Inspected by	RES, JZW, NAT, DR	Office # Cell #	451-5965 EXT. 348 615-642-4081

JZW

Performance Bond Estimate

Date: 9/8/10
By: JZW
TNR No.

PC/BZA #: 1-36-04C

Subdivision Name: Branham Corner Section 2

Reduced:

10/22/2010	JZW	Revised sidewalk amount per meeting 10-4-2010. Bond only includes S/W at lot 1 All other sidwalk is to be installed as lot developes per plat note.
2/11/2011	JZW	Re-Estimated repair costs to final out subdivision
10/24/2012	TDR	Surety Renewal

Road Specifications

ROAD NAME	LENGTH (ft)	WIDTH (ft)	CUL-DE-SAC RADIUS (ft)	BASE (in)	BINDER (in)	SURFACE (in)	R.O.W (ft)
Pilot View	830	28	0	8	2.5	1.5	50
temp cul-de-sac	0	24	40	8	0	0	50
Road Name	0	24	0	8	2.5	1.5	50
Road Name	0	24	0	8	2.5	1.5	50
Road Name	0	24	0	8	2.5	1.5	50
Road Name	0	24	0	8	2.5	1.5	50
Road Name	0	24	0	8	2.5	1.5	50
Road Name	0	24	0	8	2.5	1.5	50

Roadway

Description	Unit Price	Estimated Quantity	Cost	% Complete	Cost To Complete
Aggregate-Type A Base Grading D (TON)	$30.00	17736 CF	**$27,934.20**	**100%**	$0.00
Prime Coat (TON)	$400.00	1035	**$1,724.33**	**100%**	$0.00
Binder-B-Mod (TON)	$75.00	4496 CF	**$22,760.16**	**100%**	$0.00
Tack Coat (TON)	$570.00	296	**$702.05**	**100%**	$0.00
Asphalt Surface Coarse Grade D (TON)	$100.00	2898 CF	**$19,556.88**	**100%**	$0.00
Clearing and Grubbing (AC)	$15,000.00	0.70	$10,500.00	**100%**	$0.00
Strip Topsoil (CY)	$8.75	861.56	$7,538.61	**100%**	$0.00
Roadway Excavation (CY)	$4.05	1421.28	$5,756.17	**100%**	$0.00
Staking (AC)	$2,000.00	0.70	$1,400.00	**100%**	$0.00
Mobilization (LS)	$6,000.00	1.00	$6,000.00	**100%**	$0.00
8' Sidewalk (LF)	$25.00	700	$17,500.00	**43%**	$9,975.00
5' Sidewalk (LF)	$20.00		$0.00	**0%**	$0.00
Extruded Curb (LF)	$15.00	1600	$24,000.00	**100%**	$0.00
Curb and Gutter (LF)	$23.76		$0.00	**0%**	$0.00

Total Cost: $145,372.40 **Cost To Complete:** $9,975.00

Street Signs and Markings

Description	Price w/ Installation	Quantity	Cost	% Complete	Cost To Complete
(R1-1) Stop Sign and Post	$95.00	1	$95.00	100%	$0.00
(D3) Street Name Signs (6"x36")	$30.00	2	$60.00	100%	$0.00
Street Name Signs (9"x36") (Over 40 mph)	$45.00	0	$0.00	0%	$0.00
(R2-1) Speed Limit Sign	$75.00	1	$75.00	0%	$75.00
(R1-2) Yield, (W14-2) No Outlet, (W14-1) Dead End, (W2-6)	$95.00	0	$0.00	0%	$0.00
(W11-2) FYG Pedestrian Crosswalk	$150.00	0	$0.00	0%	$0.00
(W16-7p) Arrow					
Installation of Owner Furnished Signs	$75.00	0	$0.00	0%	$0.00
Stop Bar	$150.00	1	$150.00	0%	$150.00
Pavement Markings (Arrows, Etc.)	$250.00	0	$0.00	0%	$0.00
Crosswalk	$800.00	0	$0.00	0%	$0.00
Single Line (LF)	$1.50	0	$0.00	0%	$0.00
Double Line (LF)	$3.00	0	$0.00	0%	$0.00

Total Cost: $380.00 **Cost To Complete:** $225.00

Sign Bill $230.00

Stormwater and Erosion Control

Description	Unit Price	Quantity	Cost	% Complete	Cost To Complete
Inlet/Junction Box (EA)	$2,000.00	5	$10,000.00	100%	$0.00
Headwalls (EA)	1,000.00	3	$3,000.00	100%	$0.00
Pipe Culverts 15-24" (LF)	35.00	135	$4,725.00	100%	$0.00
Pipe Culverts 30"+ (LF)	50.00	0	$0.00	0%	$0.00
Driveway Culvert 15"	18.00	0	$0.00	0%	$0.00
Driveway Culvert 18"	32.00	0	$0.00	0%	$0.00
Ditches up to 2' bottom (LF)	17.50	0	$0.00	0%	$0.00
Ditches over 3' bottom (LF)	25.00	0	$0.00	0%	$0.00
Box Culverts (WxL) (SF)	50.00	0	$0.00	0%	$0.00
Detention Ponds (Small) (EA)	25,000.00	0	$0.00	0%	$0.00
Detention Ponds (Large) (EA)	35,000.00	0	$0.00	0%	$0.00
Final Stabilization (Avg.) (ACRE)	2,000.00	1	$1,000.00	100%	$0.00
Silt fence (LF)	$2.50	0	$0.00	0%	$0.00
Silt Fence Wire Backing (LF)	$4.50	0	$0.00	0%	$0.00
Temporary stabilization (ACRE)	1,000.00	2	$2,000.00	100%	$0.00
Check Dams (EA)	100.00	1	$100.00	100%	$0.00
Filter Swales (up to 15' W) (LF)	35.00	0	$0.00	0%	$0.00
Filter Swales (over 15' W) (LF)	50.00	0	$0.00	0%	$0.00
Catch Basin filter assembly (EA)	75.00	0	$0.00	0%	$0.00
Construction entrance (EA)	1,500.00	1	$1,500.00	100%	$0.00
Rock inlet protection (EA)	150.00	0	$0.00	0%	$0.00
Dust Control (EA)	2,000.00	0	$0.00	0%	$0.00
EC Blanket (SY)	1.15	0	$0.00	0%	$0.00
Curb inlet protection (EA)	200.00	0	$0.00	0%	$0.00

Total Cost $22,325.00 **Cost To Complete:** $0.00

EC Bond: $3,600.00

Repair Estimate

(to repair area @ sag)

Removal of 135' Curb @ $5/LF=	**$675.00**
135' of curb @ $15.00/LF=	**$2,025.00**
60'x26' Topping=	**$6,000.00**
10'x15' bad spot=	**$500.00**
Milling (50'x26')=	**$2,000.00**
(Radius at entrance)	
Removal of 50' Curb @ $5/LF=	**$250.00**
50' of curb @ $15.00/LF=	**$750.00**
	$12,200.00

Comments:

Total Project Cost(110%)= $184,000

15% of Principal Amount= $28,000

Maintenance Bond Amount = $18,500
(10% Total Project Cost)

Cost To Complete(110%)= $25,000
(includes Repair estimate)

Updates:

NAME	DATE	UPDATE	OLD AMOUNT	UPDATED AMOUNT
Buck Rogers	10/24/2012	Surety Update for bond rewnal.	$28,000	$28,000
Buck Rogers	8/28/2013	Surety Update for bond rewnal. 15% Minimum	$28,000	$28,000

Gallatin Municipal-Regional Planning Commission
ACTION FORM

DATE: March 4, 2005

TO: Mr. Bruce Rainey
Bruce Rainey & Associates
116 Maple Row Blvd.
Hendersonville, TN 37075

FROM: Gallatin Planning Division

RE: February 28, 2005 Gallatin Municipal-Regional Planning Commission Meeting
Branham Corner, Section 2: PC File #1-36-04C

At the above referenced meeting, your major subdivision final plat was:

☐ APPROVED

☒ APPROVED WITH CONDITIONS

☐ DENIED

☐ DEFERRED

Conditions of Approval:

1. The applicant must submit three corrected, folded copies of the revised preliminary plat addressing all comments. The final plat mylars will not be accepted until the preliminary plat has been approved.
2. The applicant must address all Engineering Division comments, as detailed in the staff report. These comments must be addressed before the applicant submits the mylars for recording.
3. The applicant must submit three corrected, folded copies of the final plat to the Planning Division prior to submitting the mylars for recording.
4. The applicant must submit the Offer of Irrevocable Dedication for Sections 1 and 2.
5. The final plat cannot be recorded until the City accepts Section 1 or the applicant submits an adequate performance bond.
6. The applicant must submit a performance bond for this plat, for $112,000 prior to the plat being recorded.
7. The City of Hendersonville must approve the final plat before submitting corrected copies and mylars to the City of Gallatin for recording.

8. The applicant may submit two mylars and one vellum, along with a $17 recording fee, once all the items listed above have been addressed.

Approval Contains the Following Requirements:

☐ NONE

☐ BUILDING PERMIT

☐ ZONING PERMIT

☐ SIGN PERMIT

☐ PERFORMANCE BOND

☐ COUNCIL SUBMITTAL

☒ OTHER: Submit the $17 recording fee, two mylars and one vellum, all with original signatures, to the Planning Division for recording.

cc: Mr. E. C. Branham, Jr.

PC File #1-36-04C

PC File #1-33-04B

cc: Mr. Tim Williams

PC File #8-39-04

132 West Main Street Gallatin, TN 37066-3244 (615) 452-5400 Fax (615) 452-0348

ITEM 9
2/28/05 GMRPC MEETING

Applicant requests approval of a major subdivision final plat for Branham Corner, Section 2, creating two lots and right-of-way for Pilot View containing 4.785 (+/-) acres located off Nashville Pike (1-36-04C).

Attachment 9-1 Final Plat
Attachment 9-2 Location Map

The applicant is requesting approval of a major subdivision final plat for Branham Corner, Section 2, containing 4.785 (+/-) acres located at the corner of Nashville Pike and Pilot View. The property is zoned Multiple Residential and Office (MRO) and the purpose of the plat is to subdivide the property into two commercial lots and plat the right-of-way extension for Pilot View. The Planning Commission approved a site plan request for a skating rink on Lot 3 at the November 22, 2004 Planning Commission meeting.

Staff's original concern with this plat was the proposed use of a septic system for the skating rink's sewage disposal. However, the County Environmentalist has approved the soil maps and location for the septic tank on this property. The new soils area is located inside the City of Hendersonville and the Hendersonville Planning Commission/Department must also approve the final plat.

The applicant has addressed the majority of the Planning Staff's comments. However, the majority of the Engineering Division's comments were not addressed, and these items must be addressed before the plat can be recorded. However, the Engineering Division has approved the construction drawings for this subdivision. Additionally, the comments not addressed on the plat include: show residual property being subdivided (on small detail inset); show concrete monuments on all right-of-way boundaries; show sidewalks; label pavement and sidewalk widths; show no access from Lot 2 onto Nashville Pike; provide drainage easements; correct address on Lot 3 to 1570 Pilot View; provide a copy of the approved TDEC storm water permit; and, provide a stream determination letter (if required by the Tennessee Department of Environment and Conservation). No other departments commented on the final plat.

Finally, Pilot View Road was built as a City street that was constructed in 1998-1999, but was never dedicated to, or accepted by, the City of Gallatin. The Engineering Division requests the applicant provide Offers of Irrevocable Dedications for Sections 1 and 2. Also, acceptance of Section 1 (or the submittal of an adequate performance bond) is required prior to recording the final plat for Section 2.

RECOMMENDATION
Staff recommends approval of the major subdivision final plat with the following conditions:

1. The applicant must submit three corrected, folded copies of the revised preliminary plat addressing all comments. The final plat mylars will not be accepted until the preliminary plat has been approved.
2. The applicant must address all Engineering Division comments, as detailed in the staff report. These comments must be addressed before the applicant submits the mylars for recording.

3. The applicant must submit three corrected, folded copies of the final plat to the Planning Division prior to submitting the mylars for recording.
4. The applicant must submit the Offer of Irrevocable Dedication for Sections 1 and 2.
5. The final plat cannot be recorded until the City accepts Section 1 or the applicant submits an adequate performance bond.
6. The applicant must submit a performance bond for this plat, in an amount to be determined by the Engineering Division and Gallatin Public Utilities, if necessary, prior to the plat being recorded.
7. The City of Hendersonville must approve the final plat before submitting corrected copies and mylars to the City of Gallatin for recording.
8. The applicant may submit two mylars and one vellum, along with a $17 recording fee, once all the items listed above have been addressed.

ITEM 12

GMRPC Resolution No. 2015-119

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING THE FOR SUMNER GARDENS PRELIMINARY MASTER DEVELOPMENT PLAN, CONSISTING OF 148 MULTI-FAMILY DWELLING UNITS, ON A 12.32 (+/-) ACRE PARCEL, LOCATED NORTH OF COLES FERRY ROAD AND EAST OF SOUTH WESTLAND AVENUE. (3-1067-15)

WHEREAS, The applicant submitted an application for an Preliminary Master Development Plan consistent with Section 12.02.050 of the City of Gallatin Zoning Ordinance; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Master Development Plan submitted by the applicant, Rogers Engineering Group, at its regular meeting on September 28, 2015; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION reviewed the Preliminary Master Development Plan application, materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff in the Planning Commission Staff Report and the evidence and testimony presented during the meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows:

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to Tennessee Code Annotated §13-3-413, §13-4-310, §13-7-201, and §13-7-202:

1. The Preliminary Master Development Plan is consistent with the Gallatin on the Move 2020 Plan and the Suburban Neighborhood Established Character Area designation of the property.

2. The owner/applicant submitted a completed application with required attachments to the City requesting approval of the Amended Preliminary Master Development Plan as required by Sections 12.02.010 B. and 15.07.030 of the Gallatin Zoning Ordinance.

3. The Preliminary Master Development Plan is consistent with the purpose and intent of the R6 High Density Residential zoning district and complies with the use, restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zoning district.

4. The property has adequate public utilities, infrastructure and private or municipal services necessary to serve the Preliminary Master

Development Plan or such necessary services and facilities will be provided upon development of the property.

5. The Preliminary Master Development Plan will be compatible with surrounding uses and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located. The proposed alternative bufferyard plan meets the requirements in Section 13.04.100.A and C of the Gallatin Zoning Ordinance.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Sumner Gardens Preliminary Master Development Plan for, consisting of a two (2) sheet plan prepared by Rogers Engineering Group of Gallatin, TN with Project Number 15-034, dated August 26, 2015 with a final revision date of September 17, 2015, and Architectural Elevations, consisting of two (2) sheets, prepared by Matchett and Associates Architects of Gallatin, TN with Project Number 1524, dated August 16, 2015, with the following conditions:

1. Provide Plat Book and Page number for each surrounding property that has been platted.
2. Change the project acreage to 12.32 under Project Description and Site Data Table to match the legal description.
3. Remove 'Amended' from the Project Title.
4. Correct the western yard line to a 20 foot side yard, and the southern property boundary to a 25 foot side yard.
5. Indicate the roof heights for amenity buildings.
6. Indicate the building facade material percentages for the amenity buildings.
7. Verify legal description calls for boundary adjacent to Tax Map 126L/C/026.00 and 126M/A/008.00.
8. Provide a sidewalk along South Westland Avenue and Coles Ferry Road. The sidewalk may be placed in an access easement to perserve trees.
9. Consider placing HVAC units interior to the site.
10. Submit three (3) corrected folded copies of the Amended Preliminary Master Development Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.
PRESENT AND VOTING

AYE:

NAY:

DATED: 9/28/15

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT A

ITEM 12
PLANNING DEPARTMENT STAFF REPORT

Amended Preliminary Master Development Plan – Sumner Gardens (3-1067-15)
North of Coles Ferry Road and East of South Westland Avenue
Date: September 21, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF THE SUMNER GARDENS PRELIMINARY MASTER DEVELOPMENT PLAN, CONSISTING OF 148 MULTI-FAMILY DWELLING UNITS, IN TWO (2) PHASES, ON A 12.32 (+/-) ACRE PARCEL, ZONED R6 HIGH DENSITY RESIDENTIAL, LOCATED NORTH OF COLES FERRY ROAD AND EAST OF SOUTH WESTLAND AVENUE (146 COLES FERRY ROAD).

OWNER:	**TINA EARP**
DEVELOPER:	**SUMNER GARDENS, LP**
APPLICANT:	**ROGERS ENGINEERING GROUP (ANDY LEATH, P.E.)**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2015-119**
STAFF CONTACT:	**KEVIN CHASTINE, AICP**
PLANNING COMMISSION DATE:	**SEPTEMBER 28, 2015**

PROPERTY OVERVIEW: **The owner and applicant request approval of the Sumner Gardens Preliminary Master Development Plan, consisting of 148 multi-family dwelling units, in two (2) phases, on a 12.32 (+/-) acre parcel. The parcel is zoned R6 High Density Residential and is located north of Coles Ferry Road and east of South Westland Avenue (146 Coles Ferry Road) (Attachment 12-1). The Dwelling Multi-Family use is a permitted use within the R6 High Density Residential zone district. (Attachment 12-2)**

CASE BACKGROUND:

Previous Approvals

At the time of the adoption of the current zoning ordinance, in July 1998, the property was split zoned IR - Industrial Restrictive and R6 - High Density Residential. On October 25, 2004, the Planning Commission recommended approval of a rezoning with Preliminary Master Development Plan for Albion Downs(PC File# 3-19-04).

On December 7, 2004, City Council passed Ordinance No. O0411-077, which rezoned 1.754 (+/-) acres from Industrial Restrictive (IR) zone district to Multiple Residential and Office (MRO) zone district and 2.944 (+/-) acres from the IR zone district to the Residential-6 (R6) zone district and approved the PMDP for Albion Downs. The approved PMDP did not specifically identify the uses or proposed layout for the R6 portion of the PMDP. The MRO zoned portion of the PMDP indicated single family dwellings. A 9.376 (+/-) acre portion of the property was zoned R6 at the time of the zoning ordinance adoption in July of

1998. The existing 9.376 (+/-) acre R6 zoned portion and the 2.944 (+/-) acre R6 zoned portion was combined to create the 12.32 (+/-) acre development site for Albion Downs Condominiums.

On June 26, 2006, the Planning Commission recommended approval of a Preliminary Master Development Plan for Albion Downs Condominiums (PC File# 3-14-06) on the R6 portion of Albion Downs consisting of 151 condominium units on 12.32 (+/-) acres. On July 18, 2006, City Council passed Ordinance No. O0607-053 which approved the PMDP for Albion Downs Condominiums. (Attachment 12-2)

On August 26, 2006, the Planning Commission approved a Final Master Development Plan for Albion Downs Condominiums (PC File# 8-41-06). (Attachment 12-3) The FMDP expired in 2009.

DISCUSSION:

Proposed Development

The owner and applicant are requesting approval of a Preliminary Master Development Plan for Sumner Gardens consisting of 148 multi-family dwelling units, on a 12.32 (+/-) acre parcel (Tax Map 126L/C/025.00). The parcel is zoned R6 High Density Residential and is located north of Coles Ferry Road and east of South Westland Avenue. (Attachment 12-1) The Dwelling Multi-Family use is a permitted use within the R6 High Density Residential zone district.

The PMDP encompasses the entire 12.32 (+/-) acre parcel; however the development is divided into two (2) phases. Phase 1 is located on the northern two-thirds of the parcel and contains 100 multi-family dwelling units. Phase 2 is located on the southerly one-third of the parcel and contains 48 multi-family dwelling units.

Proposed Uses

The previously approved PMDP (Attachment 12-2) and FMDP (Attachment 12-3) consisted of Dwelling Multi-Family use for condominiums. The Sumner Gardens PMDP proposes the Dwelling Multi-Family use, but for apartments. The Dwelling Multi-Family use is a permitted use in the R6 zone district.

PMDP Amendment - Major or Minor

The proposed plan is a change in unit type and number from 152 condominium units to apartments while maintaining the same Multi-family Dwelling use, a reduction from three (3) driveways to two (2) driveways, a reduction from 20 condominium buildings to six (6) apartment buildings, and a change in site layout to accommodate the newly adopted stormwater ordinance.

Since the previously approved plans, both Preliminary and Final Master Development Plans, have expired the new plan should be considered as a major amendment.

Natural Features
The natural topography of the existing vacant parcel begins from the highest point of elevation (582') located at the northeast corner of the project site, with a steady slope, towards the lowest point of elevation (556') located along the southeast property corner. Based on FEMA FIRM Map 471650431G no portion of the site is located within a special flood hazard area.

Adjacent or Area Uses
The adjacent areas to the north, south, east, and west are all developed. To the north is Albion Downs Phase 2, zoned Multiple Residential and Office (MRO). To the south are two (2) single family dwellings that are zoned R10 Medium Density Residential and R6 High Density Residential. To the west are 11 single family dwellings zoned R6 and one (1) commercial business (trucking company) zoned Commercial General (CG). To the east is Chapel Ridge Apartments, which is zoned Multiple Residential and Office (MRO).

Buildings and Architectural Elevations
The proposed architectural elevations are two-story symmetrical buildings with 35 foot ridge heights. (Attachment 12-5 Sheet PD-1 and PD-2) The buildings are rectangular in plan view and are sheathed in 72 percent brick and stone and 28 percent cement fiber siding. The primary roof structure is a hipped roof with four (4) projecting gable roofs on both the front and rear elevation and three (3) gable roofed dormers on the front elevation.

The front (east) elevations of each of the six (6) apartment buildings will face internal to the site. Each building is two-stories in height and symmetrical with the three (3) entrances distributed equally throughout the elevation. Two (2) of the gabled projections centrally located in association with one (1) of the entrances. The other two (2) entrances are associated with a single gable roofed projection. The two (2) centrally located gabled wall projections are sheathed with stone except for the gable wall ends, which are sheathed with cementious fiber board. The remainder of the front elevation is sheathed with brick except the other two (2) gable wall projects roof ends, which are sheathed with cementious fiber board.

The rear elevation (west) is identical to the front elevation except without the three (3) gabled roof dormers. The rear elevations of the apartment buildings will face South Westland Avenue to the west and Chapel Ridge apartments to the east.

The side elevation (north) is 100 percent brick and contains four (4) double hung windows distributed symmetrically within the elevation. The hipped roof contains one (1) gabled roof dormer identical to the dormers on the front elevation.

The side elevation (south) is also 100 percent stone and only one-story in height compared to the remainder of the building. The elevation is symmetrical with a hipped roof and projecting gable roof porch, which is sheathed with cementious fiber board. There are two (2) entrances in the elevation with a single double-hung window on each side of the entrances.

As submitted these architectural elevations exceed the masonry requirement in Section 13.08.010.A of the Gallatin Zoning Ordinance. Staff recommends the Planning

Commission approved the proposed architectural elevations. Final architectural elevations will be provided with the Final Master Development Plan.

Waste Disposal
The PMDP shows three (3) dumpster enclosures located throughout the development. Two (2) of the dumpsters will be within Phase 1 and the third dumpster will be in Phase 2. The dumpster enclosures will be constructed of brick that matches the apartment buildings and will have wooden doors. The dumpster enclosure comply with Municipal Code Section 14-14.a. (See detail on Sheet C2.0)

Bufferyard and Landscaping
A Type 15 Bufferyard is required along the northern and eastern property boundaries. A Type 40 Bufferyard is required for the portion of the southern property boundary adjacent to R10 zoned property across Coles Ferry Road. A Type 30 Bufferyard is required for the portion of the western property boundary adjacent to the Commercial General zoned property while no bufferyard is required along the remainder of the western property boundary.

The applicant has shown the required Type 15 Bufferyard along the northern property boundary, adjacent to Sea Biscuit Drive and the required Type 40 Bufferyard along Coles Ferry Road. The Type 15 Bufferyard is 12 feet wide and complies with Section 13.04.060.F(2), which allows for a reduction in bufferyard width with the presence of an intervening local street – in this case Sea Biscuit Drive. The Type 40 Bufferyard is 26 feet wide, which is greater than the width of a reduced buffer width permitted with an intervening major street (G.Z.O. Section 13.04.060.F(1)).

The applicant is requesting an alternative Type 15 Bufferyard along the eastern property boundary by maintaining the existing trees. Also, an Alternative Type 30 Bufferyard is requested on a small portion of the western property boundary by maintaining the existing trees. Photographs of the existing trees and vegetation are included in Attachment 12-4. The applicant is required to submit a tree survey with the Final Master Development Plan to document the existing trees that will be retained for the bufferyards.

The plan also meets or exceeds all interior parking landscape requirements and parking lot screening requirements. Landscaping screening for the HVAC units is required to be shown on the Final Master Development Plan.

Staff recommends the Planning Commission approve the proposed bufferyards and landscaping plan as submitted. Final landscaping plans will be submitted with the Final Master Development Plan.

Mechanical Equipment Screening
The HVAC units are proposed to be located on the ground along the rear elevations of each of the six (6) proposed buildings. The HVAC units for the three (3) buildings along South Westland Avenue will face the public right-of-way and the HVAC units for the other three (3) buildings will back up to Chapel Ridge Apartments. Although mature trees will be maintained in both areas for bufferyards, the applicant shall provide landscape screening for the HVAC units to ensure buffering from the adjacent development and South Westland

Avenue. The applicant should consider moving the HVAC units facing South Westland Drive to the opposite side of the building so that they are interior to the complex.

Parking
Parking requirements are based on the use of the property. The Multi-family dwelling use requires two (2) parking spaces per unit. The 148 units require a total of 296 parking spaces. Section 11.07 of the Gallatin Zoning requires seven (7) handicapped accessible spaces. The plan indicates a total of 320 parking spaces with 12 handicapped access spaces.

Phase 1 contains 100 dwelling units, which requires 200 parking spaces and six (6) handicapped accessible spaces. The plan provides 225 parking spaces and eight (8) handicapped accessible spaces in Phase 1.

Phase 2 contains 48 dwelling units, which requires 96 parking spaces and four (4) handicapped accessible spaces. The plan provides 95 parking spaces and four (4) handicapped accessible parking spaces in Phase 2.

The PMDP exceeds the required number of parking spaces as required in Gallatin Zoning Ordinance Section 11.03 and the required handicap accessible parking space as required in Gallatin Zoning Ordinance Section 11.07.

Access and Right-of-Way
The parcel fronts on Sea Biscuit Drive, South Westland Avenue, and Coles Ferry Road. The previously approved condominium development showed three (3) driveways, one access onto Sea Biscuit Drive and two (2) onto South Westland Avenue. The New PMDP includes two (2) drive ways, which will both be constructed as part of Phase 1. The primary driveway is located on Sea Biscuit Drive while the secondary driveway is located on South Westland Avenue. The plan shows no gates for either driveway.

Signage
No sign locations or designs were included with the PMDP. All sign locations and designs shall be provided with the Final Master Development Plan. A sign permit shall be required prior to the construction of any signs on site.

Planning Department Comments
The Planning Department reviewed and commented on the Preliminary Master Development Plan. The owner and applicant satisfactorily addressed the Planning Department comments, except those included as conditions of approval.

Engineering Division Comments
The Engineering Division reviewed and commented on the Preliminary Master Development Plan. The owner and applicant satisfactorily addressed the Engineering Division comments, except those included as conditions of approval.

Other Departmental Comments
Other City Departments reviewed and commented on the Preliminary Master Development Plan. The owner and applicant satisfactorily addressed the other City Department comments, except those included as conditions of approval.

Findings:

1. The Preliminary Master Development Plan is consistent with the Gallatin on the Move 2020 Plan and the Suburban Neighborhood Established Character Area designation of the property.

2. The owner/applicant submitted a completed application with required attachments to the City requesting approval of the Amended Preliminary Master Development Plan as required by Sections 12.02.010 B. and 15.07.030 of the Gallatin Zoning Ordinance.

3. The Preliminary Master Development Plan is consistent with the purpose and intent of the R6 High Density Residential zoning district and complies with the use, restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zoning district.

4. The property has adequate public utilities, infrastructure and private or municipal services necessary to serve the Preliminary Master Development Plan or such necessary services and facilities will be provided upon development of the property.

5. The Preliminary Master Development Plan will be compatible with surrounding uses and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located. The proposed alternative bufferyard plan meets the requirements in Section 13.04.100.A and C of the Gallatin Zoning Ordinance.

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2015-119, Sumner Gardens Preliminary Master Development Plan, consisting of a two (2) sheet plan prepared by Rogers Engineering Group of Gallatin, TN with Project Number 15-034, dated August 26, 2015 with a final revision date of September 17, 2015, and Architectural Elevations, consisting of two (2) sheets, prepared by Matchett and Associates Architects of Gallatin, TN with Project Number 1524 dated August 16, 2015, with the following conditions:

1. Provide Plat Book and Page number for each surrounding property that has been platted.
2. Change the project acreage to 12.32 under Project Description and Site Data Table to match the legal description.
3. Remove 'Amended' from the Project Title.
4. Correct the western yard line to a 20 foot side yard, and the southern property boundary to a 25 foot side yard.
5. Indicate the roof heights for amenity buildings.

EXHIBIT A

6. Indicate the building facade material percentages for the amenity buildings.
7. Verify legal description calls for boundary adjacent to Tax Map 126L/C/026.00 and 126M/A/008.00.
8. Provide a sidewalk along South Westland Avenue and Coles Ferry Road. The sidewalk may be placed in an access easement to perserve trees.
9. Consider placing HVAC units interior to the site.
10. Submit three (3) corrected folded copies of the Amended Preliminary Master Development Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

ATTACHMENTS

Attachment	12-1	Location Map
Attachment	12-2	Albion Downs Condominiums PMDP (PC File# 3-14-06)
Attachment	12-3	Albion Downs Condominiums FMDP (PC File# 8-41-06)
Attachment	12-4	Photographs of Existing Trees for Alternative Bufferyards
Attachment	12-5	Sumner Gardens – Amended Preliminary Master Development Plan

I:\ACTIVITIES & PROJECT TYPES\Rezoning with PMDP-FMDP\Sumner Gardens - Amended PMDP - 3-1067-15\Planning Commission\
Item 12 Sumner Gardens – Amended PMDP (3-1067-15) KC

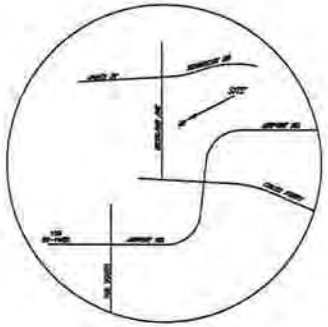
Prepared By: Kevin Chastine, AICP
Prepared On: September 14, 2015

Location Map

Sumner Gardens
Amended Preliminary Master Development Plan
PC File# 3-1067-15

ATTACHMENT 12-1

LOCATION MAP n.t.s.



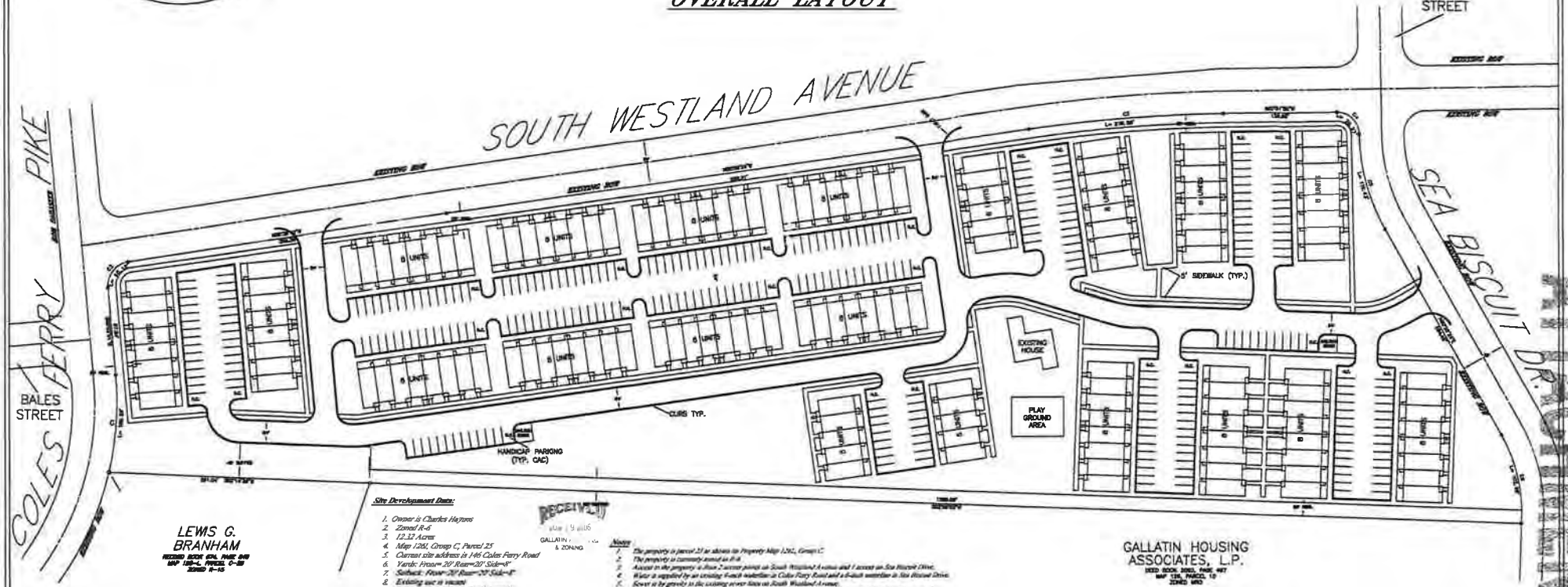
PRELIMINARY MASTER DEVELOPMENT PLAN

ALBION DOWNS CONDOS

PROPERTY LOCATED IN THE 3RD CIVIL DISTRICT OF SUMNER COUNTY

MAY 22, 2006

OVERALL LAYOUT



LEWIS G. BRANHAM
RECORD BOOK 604, PAGE 849
MAP 126-L, PARCEL C-39
ZONED R-15

GALLATIN HOUSING ASSOCIATES, L.P.
RECORD BOOK 2082, PAGE 487
MAP 126, PARCEL 10
ZONED MRD

Site Development Data:

1. Owner is Charles Haynes
2. Zoned R-6
3. 12.22 Acres
4. Map 126L Group C, Parcel 25
5. Current site address is 146 Coles Ferry Road
6. Yards: Front= 20' Rear=20' Side=8'
7. Setback: Front=20' Rear=20' Side=8'
8. Existing use is vacant
9. Proposed use is (multifamily) condos
10. Maximum building height is 2 story
11. 152 total units, 20 buildings, 2 buildings with 5 units, 1 building with 6 units and 17 buildings with 8 units
12. 40 units single story 1-bedroom (flat or 2*) a.c. each
    56 units two story 2 or 3 bedrooms at 1,156 s.f. each
    56 units two story 2 or 3 bedrooms at 1440 s.f. each
13. Total floor area = 201624 s.f. FAR = 0.375
14. Total building ground coverage = 118152 s.f. = 22.01%
15. Density = 12.34 units per acre. Allowable = 15.00 units per acre
16. 152 units = 304 required parking spaces
17. 329 total parking spaces provided
18. 22 Handicap spaces provided
19. Sprinklers are required

RECEIVED
JUN 19 2006
GALLATIN PLANNING & ZONING

Notes

1. The property is parcel 25 as shown on Property Map 126L, Group C.
2. The property is currently zoned as R-6.
3. Access to the property is from 2 access points on South Westland Avenue and 1 access on Sea Biscuit Drive.
4. Water is supplied by an existing 4-inch waterline in Coles Ferry Road and a 6-inch waterline in Sea Biscuit Drive.
5. Sewer is by gravity to the existing sewer line on South Westland Avenue.
6. Gas and electricity to be furnished by the City of Gallatin Electricity and Gallatin Public Utility Department.
7. The developer certifies that the project will be completed in compliance with the Gallatin Performance Standards.
8. Common open space to be defined by the Master Deed and Homeowners Association Bylaws.
9. There is a 12.5' buffer yard along Sea Biscuit Dr and S. Westland Ave. There is a 15' buffer yard along Coles Ferry Pike.
10. Construction is proposed to begin within one year of final approval.
11. Per FIRM Community #470185, Panels 0411D and 0711D dated November 21, 2002, this property is in Zone X outside of the 500 year flood plain.
12. Sidewalks parallel to the street are 5 feet wide. Sidewalks to the units are 4 feet wide.
13. At all points where the sidewalk intersects with the pavement a handicap ramp is to be installed.
14. All handicap parking spaces (17' X 20') are to be marked with a sign. All other parking spaces are 9' X 20'.
15. There is to be no proposed overall exterior lighting. Each unit is to have a decorative coach lighting fixture at the front and rear entrance.
16. There is to be a 10 foot Public Utility easement each side of all water and sewer lines.
17. All units are to be addressed per the requirements of the City of Gallatin, the U. S. Postal Service and the 911 emergency services. Two central mailbox kiosk locations.
18. Charlie Haynes, the owner, is charged with financial responsibility.

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	145.00'	55.24'	108.58'	42°54'11"	106.07'	S 43°04'14" E
2	25.00'	39.27'	39.27'	90°00'00"	35.36'	S 45°00'00" E
3	1770.00'	106.31'	212.58'	7°14'20"	212.45'	S 42°52'05" E
4	25.00'	39.27'	39.27'	90°00'00"	35.36'	S 45°00'00" E
5	225.00'	116.42'	230.42'	58°42'14"	220.51'	S 29°20'54" E
6	275.00'	142.31'	281.61'	58°42'14"	269.51'	S 29°20'54" E

50 0 50 100 150
GRAPHIC SCALE - FEET
TOTAL SITE AREA=12.22 ACRES

SHEET 1 OF 9

OWNER:
CHARLES HAYNES
335 NASHVILLE PIKE
GALLATIN, TN 37066
615-452-7500

SURVEYOR:
CAMBELL CARMAN
150 MIDDLE FORK ROAD
HARTSVILLE, TN 37074
615-374-4481

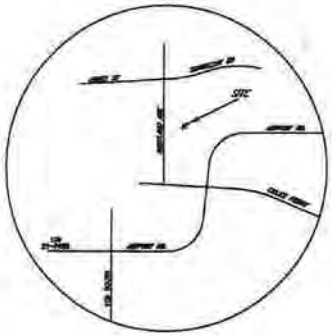
ENGINEER:
CHARLES HASTY
102 STONEWAY
HENDERSONVILLE, TN 37075
615-415-8054

EXHIBIT A

3-14-06

ATTACHMENT 12-2

LOCATION MAP n.t.s.



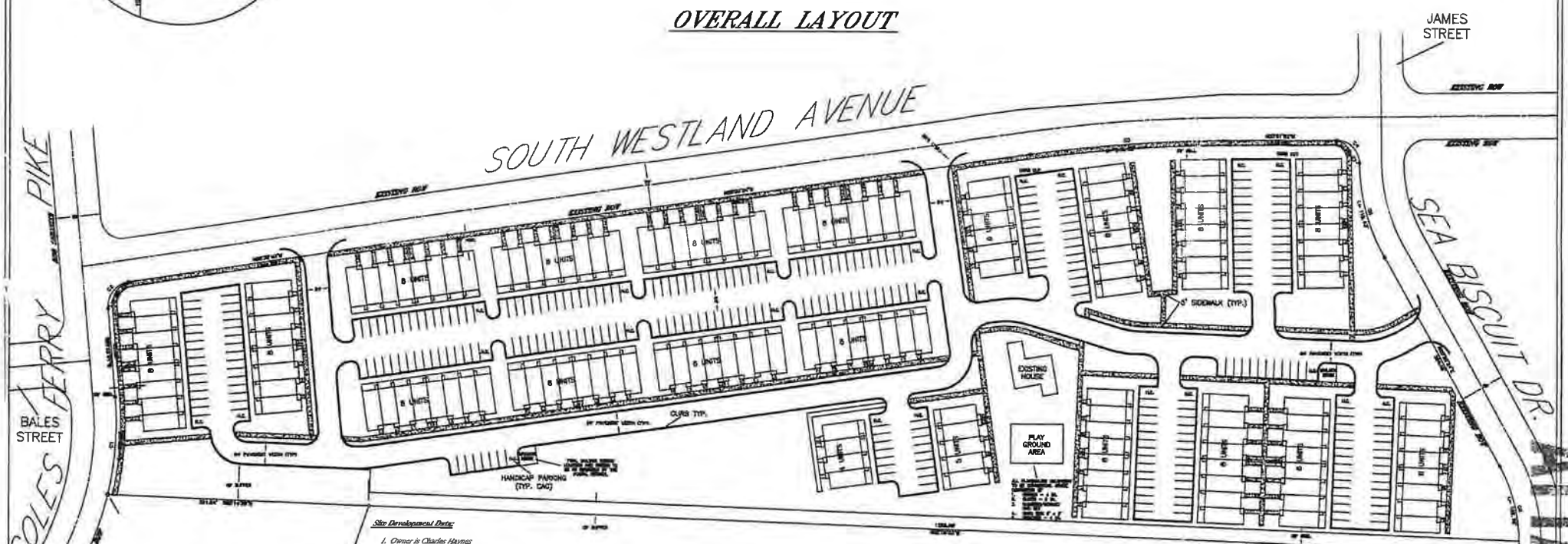
FINAL MASTER DEVELOPMENT PLAN

ALBION DOWNS CONDOS

PROPERTY LOCATED IN THE 3RD CIVIL DISTRICT OF SUMNER COUNTY

MAY 22, 2006

OVERALL LAYOUT



LEWIS G. BRANHAM
RECORD BOOK 474, PAGE 849
MAP 139-1, PARCEL 0-39
ZONED R-15

Site Development Data:

1. Owner is Charles Haynes
2. Zoned R-6
3. 12.32 Acres
4. Map 139E Group C, Parcel 25
5. Current site address is 146 Coles Ferry Road
6. Yards: Front=20' Rear=20' Side=8'
7. Setback: Front=30' Rear=20' Side=8'
8. Existing use is vacant
9. Proposed use is multifamily(condo)
10. Maximum building height is 2 story
11. 151 total units, 20 buildings, 1 buildings with 4 units, 1 building with 6 units and 17 buildings with 8 units
12. 40 units single story 1-bedroom flats at 793 s.f. each
    56 units two story 2 or 3 bedrooms at 1356 s.f. each
    55 units two story 2 or 3 bedrooms at 1440 s.f. each
13. Total floor area = 201624 s.f. F.A.R = 0.375
14. Total building ground coverage = 118150 s.f. = 22.81%
15. Density = 12.24 units per acre Allowable = 15.00 units per acre
16. 151 units = 302 required parking spaces
17. 323 total parking spaces provided
18. 23 Handicap spaces provided
19. Sprinklers are required

Notes

1. The property is parcel 25 as shown on Property Map 139E, Group C
2. The property is currently zoned as R-6
3. Access to the property is from 2 access points on South Westland Avenue and 1 access on Sea Biscuit Drive
4. Water is supplied by an existing 8 inch waterline in Coles Ferry Road and a 6-inch waterline in Sea Biscuit Drive
5. Sewer is by gravity to the existing sewer lines on South Westland Avenue
6. Gas and electricity to be furnished by the City of Gallatin Electricity and Gallatin Public Utility Department
7. The developer certifies that the project will be completed in compliance with the Gallatin Performance Standards
8. Common open space to be utilized by the Albion Downs Condominium Association Property Maintenance by the Association
9. There is a 12.5' buffer yard along Sea Biscuit Dr and S. Westland Ave. There is a 15' buffer yard along Coles Ferry Pike
10. Construction is proposed to begin within one year of final approval
11. Per FEMA Community #470185, Panels 0031D and 0033D dated November 21, 2002, this property is in Zone X outside of the 100 year flood plain
12. Sidewalks parallel to the street are 5 feet wide. Sidewalks to the units are 4 feet wide
13. At all points where the sidewalk intersects with the pavement a handicap ramp is to be installed
14. All handicap parking spaces (12'X 20') are to be painted with a sign. All other parking spaces are 9'X 20'.
15. There is to be no proposed overall exterior lighting. Each unit is to have a decorative wall lighting fixture at the front and rear entrances.
16. There is to be a 10 foot Public Utility easement each side of all water and sewer lines.
17. All units are to be addressed per the requirements of the City of Gallatin, the U. S. Postal Service and the 911 emergency services. Two central mailbox kiosk locations.
18. Charles Haynes, the owner, is charged with financial responsibility.

OWNER:
CHARLES HAYNES
335 NASEVILLE PIKE
GALLATIN, TN 37066
615-452-7500

SURVEYOR:
CARROLL CARMAN
150 MIDDLE FORK ROAD
HARTSVILLE, TN 37074
615-374-4481

ENGINEER:
CHARLES HASTY
105 STONEWAY
HENDERSONVILLE, TN 37075
615-415-8054

GALLATIN HOUSING ASSOCIATES, L.P.
DEED BOOK 2083, PAGE 467
MAP 139, PARCEL 10
22NED MRD

RECEIVED
AUG 28 2006
GALLATIN PLANNING & ZONING

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	245.00'	69.28'	135.28'	31°37'31"	133.59'	S 38°47'31" E
2	25.00'	23.00'	40.10'	91°51'51"	35.93'	S 71°47'51" E
3	1,755.32'	125.00'	249.88'	8°09'25"	249.67'	S 24°05'25" E
4	25.00'	18.00'	36.21'	82°57'04"	33.14'	S 41°28'32" E
5	225.00'	69.00'	135.42'	34°29'14"	133.37'	S 34°30'07" E
6	275.00'	69.00'	133.08'	27°43'51"	131.77'	S 27°51'57" E

50 0 50 100 150
GRAPHIC SCALE - FEET
TOTAL SITE AREA=12.32 ACRES

SHEET 1 OF 1

ATTACHMENT 12-3

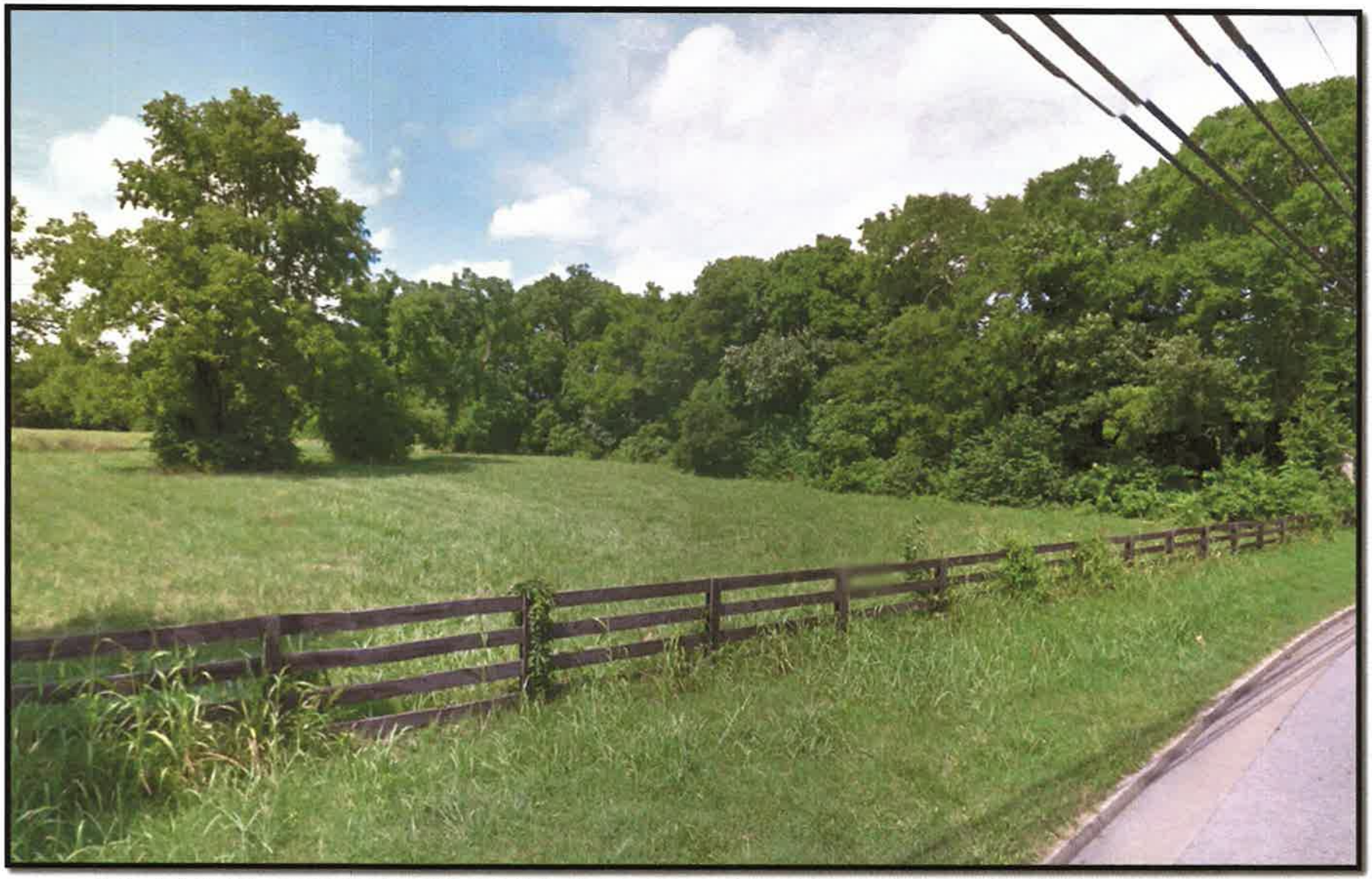
8-41-06

WESTERN PROPERTY BOUNDARY – ALONG S. WESTLAND AVE.

ATTACHMENT 12-4

WESTERN PROPERTY BOUNDARY – ALONG S. WESTLAND AVE.

ATTACHMENT 12-4



EASTERN PROPERTY BOUNDARY – FROM COLES FERRY ROAD

ATTACHMENT 12-4

EASTERN PROPERTY BOUNDARY – FROM SEA BISCUIT DRIVE

ATTACHMENT 12-4

GENERAL NOTES:

1. THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS, AND ALL OTHER APPLICABLE RULES, REGULATIONS AND LAWS OF ANY OTHER AUTHORITY WITH JURISDICTION TO GOVERN SUCH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING SUCH CONSTRUCTION ACTIVITIES TO INSURE FULL COMPLIANCE AT ALL TIMES.

2. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT CITY OF GALLATIN SUBDIVISION REGULATIONS (INCLUDING SPECIFICATIONS FOR PUBLIC WORKS PROJECTS) ON THE CONSTRUCTION PROJECT AT ALL TIMES, AND REFERENCE SHALL BE MADE TO THEM FOR PROPER MATERIALS, METHODS, ETC. REGARDING CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES, AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAKES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SURVEYING REFERENCE POINTS, HUBS, AND LOT CORNERS DURING THE CONSTRUCTION PROCESS AND SHALL BEAR THE EXPENSE FOR REPLACING ANY SUCH OBJECTS DAMAGED DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS, INCLUDING ALL PUBLIC INSPECTION FEES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY, AND FOR INJURY TO ANY PERSON OCCURRING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULTS FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS, OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.

7. ANY DAMAGE TO IMPROVEMENTS PRIOR TO FINAL PROJECT ACCEPTANCE BY THE CITY OF GALLATIN OR THE OWNER SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET CURRENT SPECIFICATIONS. ALL EXPENSES ASSOCIATED WITH SUCH REPAIR OR REPLACEMENT SHALL BE PAID BY THE APPROPRIATE CONTRACTOR.

8. LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATING ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT (AS DIRECTED) TO ANY UTILITIES DAMAGED DURING CONSTRUCTION. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL **1-800-351-1111** FOR UNDERGROUND UTILITY LOCATIONS.

9. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE TENNESSEE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES STORM WATER DISCHARGE. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR ON A REGULAR BASIS IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

10. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY BRUCE RAINEY AND ASSOCIATES.

11. A TITLE SEARCH NOR TITLE POLICY WAS PROVIDED. THEREFORE, THIS SURVEY IS SUBJECTED TO THE FINDINGS OF AN ACCURATE TITLE SEARCH, ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.

12. ELEVATIONS AND CONTOURS WERE DERIVED USING DIGITAL TERRAIN MODELING. CONTOUR INTERVALS ARE TWO (2) FOOT.

13. BEARINGS SHOWN ARE BASED ON PROPERTY DEED.

14. A REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C0176D & 47165C0416D, EFFECTIVE DATE APRIL 17, 2012, SHOWS THIS PROPERTY TO BE IN ZONE X AND NOT A SPECIAL FLOOD HAZARD AREA.

15. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SITE PLAN.

16. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.

17. NO GEOTECHNICAL ENGINEERING REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SITE PLAN.

18. PERFORMANCE STANDARD COMPLIANCE
    ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 1.3.02.

19. INDUSTRIAL PRETREATMENT
    THE PROPOSED PROJECT SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEWER USE REGULATIONS.

20. SIGNAGE
    NO SIGNAGE IS BEING PROPOSED AT THIS TIME. ANY FUTURE SIGNAGE MUST BE SUBMITTED, REVIEWED, AND APPROVED PRIOR TO INSTALLATION.

21. PHOTOMETRIC PLAN
    OUTDOOR LIGHTING SHALL COMPLY WITH THE CITY OF GALLATIN ZONING ORDINANCE SECTION 1.3.02.80.

22. TRASH COLLECTION
    SCREENED DUMPSTERS HAVE BEEN PROVIDED..

23. HVAC UNITS:
    HVAC UNIT LOCATIONS WILL BE TYPICAL FOR RESIDENTIAL CONSTRUCTION. HVAC UNITS TO BE LOCATED IN THE REAR OF THE UNITS.

BUFFER YARD REQUIREMENTS:

NORTH R-06 TO MRO (INTERVENING STREET)	TYPE 15 BUFFER
SOUTH R-06 TO R-10 (INTERVENING STREET)	TYPE 40 BUFFER
SOUTH R-06 TO R-06	NONE
EAST R-06 TO MRO	TYPE 15 BUFFER
WEST R-06 TO CG (INTERVENING STREET)	TYPE 30 BUFFER
WEST R-06 TO R-06	NONE

ALTERNATE BUFFER YARDS ARE REQUESTED AS SHOWN IN THESE PLANS.

TRAFFIC VOLUME ESTIMATES:

USE AS MULTI FAMILY, 8 TRIPS / DWELLING UNIT
148 x 8 = 1,184 TRIPS / DAY
LANE WIDTH - 12'
OFF STREET PARKING 2 SP / DWELLING MINIMUM

SIGNAGE:

1. ALL SIGNAGE AND PAVEMENT MARKERS TO BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CURRENT ED).
2. CONTRACTOR SHALL COORDINATE WITH CITY OF GALLATIN ENGINEERING DIVISION AND DEPARTMENT OF PUBLIC WORKS FOR SIGN INSTALLATION.

STREET SIGNAGE

SPEED LIMIT	= R 2-1 (15 MPH)
STOP SIGN	= R 1-1
NO OUTLET	= W 14-2
STREET SIGNAGE:	= PER CITY OF GALLATIN PUBLIC WORKS, MOUNTED ON STOP SIGNS

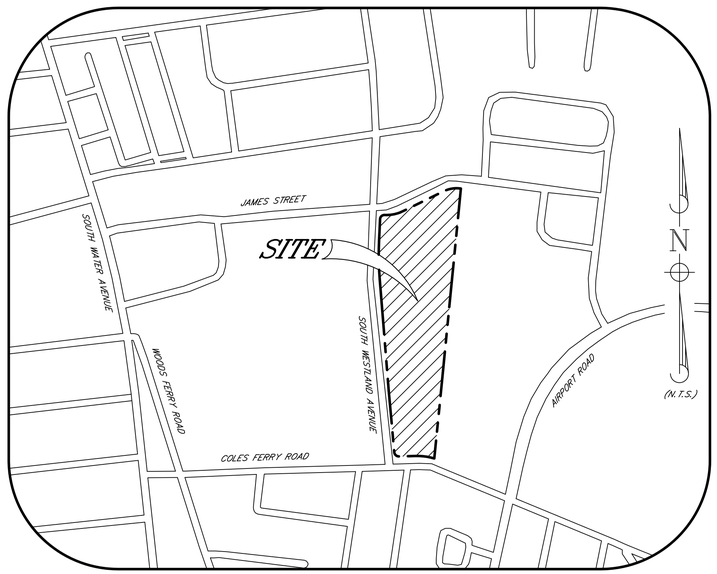
ESTIMATED CONSTRUCTION SCHEDULE:

PHASE 1
BEGIN DECEMBER 2015
END DECEMBER 2016

PHASE 2
BEGIN JULY 2016
END JULY 2017

PLAN SHEET INDEX:

DESCRIPTION	SHEET
COVER SHEET	C 1.0
AMENDED PMDP	C 2.0
ARCHITECTURAL ELEVATION	PD-1
ARCHITECTURAL ELEVATION	PD-2



SUMNER GARDENS

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN
146 COLES FERRY ROAD ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE

STATEMENT OF FINANCIAL RESPONSIBILITY:

SUMNER GARDENS, LP WILL BE FINANCIALLY RESPONSIBLE FOR ALL IMPROVEMENTS SHOWN ON THIS PLAN.

OWNERSHIP AND MAINTENANCE PROVISIONS:

SUMNER GARDENS, LP WILL PROVIDE MAINTENANCE OF SAID PROJECT INFRASTRUCTURE UNTIL INFRASTRUCTURE AND UTILITIES ARE ACCEPTED BY THE CITY OF GALLATIN. SUMNER GARDENS, LP OR FUTURE OWNER WILL MAINTAIN THE DEVELOPMENT AND PROVIDE ALL MAINTENANCE OF THE COMMON SPACES AND AMENITIES WITH A PORTION OF THE RENT COLLECTED FROM TENANTS.

PROJECT DESCRIPTION:

THIS PROJECT PROPOSES THE DEVELOPMENT OF APPROXIMATELY 12.317 ± ACRES INTO A 148 UNIT MULTI FAMILY RESIDENTIAL DEVELOPMENT WITH ALL REQUIRED APPURTENANCES. THIS DEVELOPMENT IS DIVIDED INTO TWO PHASES.

PAVING AND DRAINAGE NOTES:

1. DRAINAGE SYSTEM RIP-RAP SHALL BE PLACED IN SUCH A MANNER AS TO ACHIEVE MAXIMUM INTERLOCKING TIGHTNESS.
2. DURING CONSTRUCTION EXPOSE THE MINIMUM AREA OF SOIL FOR THE MINIMUM TIME POSSIBLE. CONTROL DUST BY WATERING OR OTHER METHOD APPROVED BY THE CITY OF GALLATIN.
3. EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE GENERAL NPDES PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PERMIT NO. TNR100000). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF.
4. ALL STUMPS, LARGE ROCK, CONCRETE, SCRAP MATERIALS, TRASH AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. COMPACTION REQUIREMENTS FOR ROADWAYS AND PAVEMENT - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION. COMPACTION REQUIREMENTS FOR BUILDING PADS - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED WITH SHEEPS-FOOT VIBRATORY COMPACTOR TO 98% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.
6. PROJECT BENCHMARK, AS SHOWN ON PLANS
7. ALL DRAINAGE PIPE BELOW ROADWAYS TO BE:
   CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

   DRAINAGE PIPE BELOW PAVE AREAS TO BE:
   (1) CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

   (2) CMP (CORRUGATED METAL PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

   DRAINAGE PIPE OUTSIDE OF ROADWAY TO BE:
   (1) CLASS I OR CLASS III RCP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE NATIVE SOIL COMPACTED.

   (2) OR HDPE (SMOOTH INSIDE BORE) WITH 6" STONE BEDDING AND BACKFILLED TO THE SPRINGLINE WITH PUG IN 4" LIFTS COMPACTED TO 95% STD PROCTOR. PUG THEN TO BE PLACED IN 6" LAYERS AND LIGHTLY TAMPED TO 12" ABOVE THE TOP OF THE PIPE CORRUGATION. REMAINDER OF BACKFILL TO BE NATIVE SOIL COMPACTED.

   (3) CMP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG TO ONE FOOT ABOVE PIPE THE REMAINDER TO BE NATIVE SOIL COMPACTED.
8. ALL DITCHES TO RECEIVE COVER TREATMENT AS SHOWN ON PLANS.
9. THE PAVING TRANSITION AT EXISTING STREETS SHALL BE SMOOTH IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT, FIELD ADJUST AS NECESSARY.
10. CONTRACTOR SHALL SUBMIT A TDEC NOC AND OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING.
11. REFER TO "GENERAL NOTES" FOR ADDITIONAL INFORMATION RELATING TO THIS CONSTRUCTION PROJECT.

PARKING REQUIREMENTS

TYPE	REQUIRED SPACES	REGULAR	ACCESSIBLE	TOTAL
DWELLING MULTI-FAMILY	(2 SPC / UNIT) x 148 SF = 296	308	12	320

R-6 BULK AND AREA REGULATIONS

	ORDINANCE	PROVIDED
MINIMUM LOT AREA	6,000 SF	12.317 AC
MIN. DEV. AREA PER UNIT	2,200 SF	3,625.1 SF
MAXIMUM FLOOR AREA RATIO	1.0	0.43
MAX. OVERALL DENSITY	15 UNITS/AC	12 UNITS/AC
MINIMUM LOT WIDTH	45 FEET	235 FEET
MULTI-FAMILY YARD REQUIREMENTS		
FRONT YARD	25 FEET	25 FEET
SIDE YARD	10 FEET	10 FEET
STREET SIDE YARD	10 FEET	10 FEET
REAR YARD	25 FEET	25 FEET

UTILITY OWNERS

WATER SEWER GAS	GALLATIN PUBLIC UTILITIES 239 HANCOCK STREET GALLATIN, TN 37066 CONTACT: DAVID GREGORY (615) 451-5922	TELEPHONE	AT&T 2501 PARK PLACE NASHVILLE, TN 37203 CONTACT: (615) 344-5288
ELECTRIC	GALLATIN DEPARTMENT OF ELECTRICITY 135 JONES STREET GALLATIN, TN 37066 CONTACT: MIKE TAYLOR (615) 452-5152	CABLE	COMCAST 840 SOUTH WESTLAND AVENUE GALLATIN, TN 37066 CONTACT: (615) 244-5900
STREETS	GALLATIN PUBLIC WORKS 641 LONG HOLLOW PIKE GALLATIN, TN 37066 CONTACT: ZACH WILKINSON (615) 451-5909		

SITE DATA TABLE

OWNER	TINA EARP 5301 S SUPERSTITION MTN DR GOLD CANYON, AZ 85218
DEVELOPER	SUMNER GARDENS, LP 401 N BOYERS AVENUE GALLATIN, TN 37066 MICHAEL BATES: 615-451-5600
SITE LOCATION	146 COLES FERRY ROAD
TAX MAP	128 L GROUP C
PARCEL	025.00 RB 3473 PG 859 R.O.S.C.TN
ACREAGE	12.317 ±
CURRENT ZONE	R-06
EXISTING USE	AGRICULTURE
PROPOSED USE	DWELLING MULTI-FAMILY

ROGERS ENGINEERING GROUP
114B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

SUMNER GARDENS
AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN
146 COLES FERRY ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

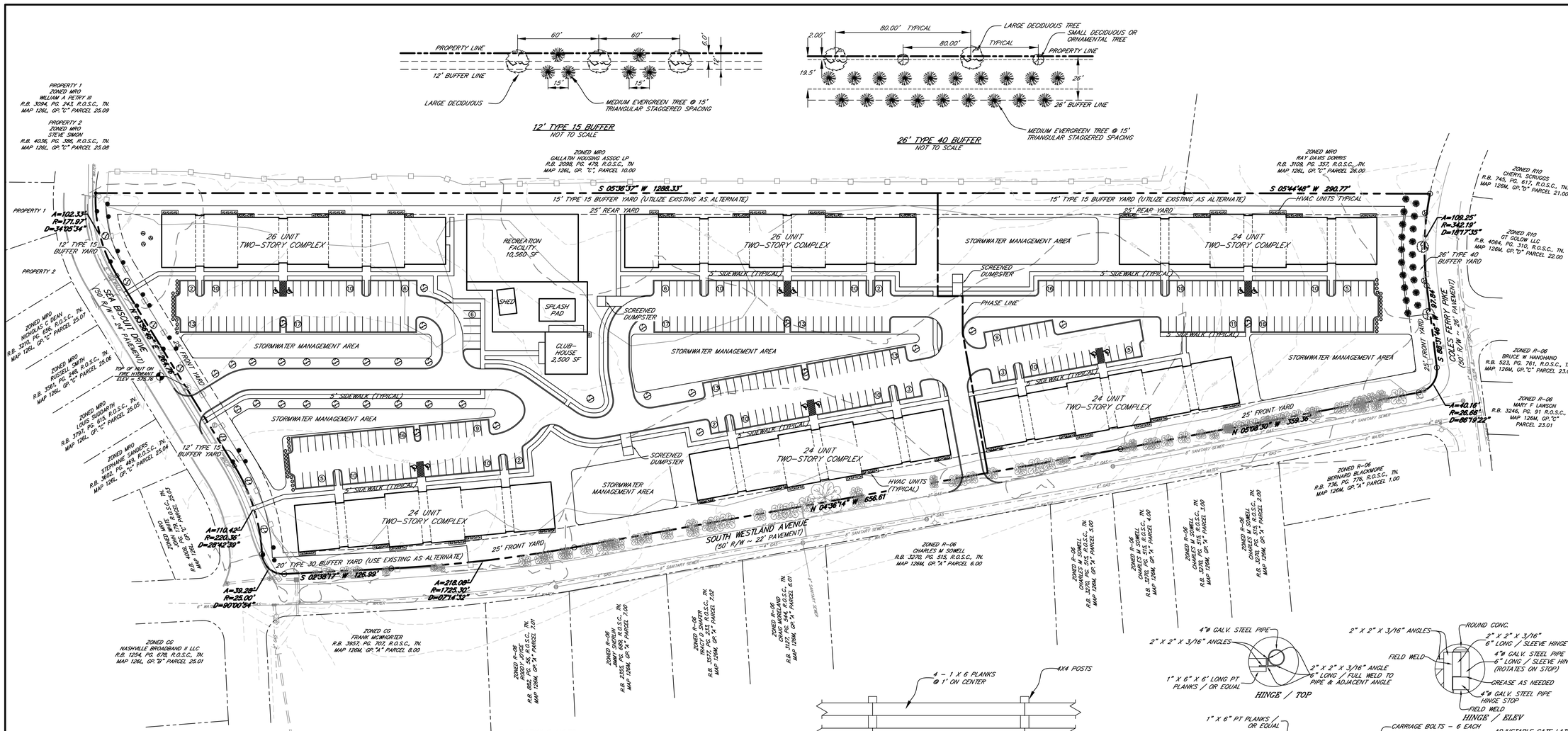
JOHN ANTHONY LEATH REGISTERED ENGINEER AGRICULTURE COMMERCE No. 00111608 STATE OF TENNESSEE
9-17-15

SHEET NO.
C 1.0

REVISIONS
REVISION 1: 17 SEPT 2015 PER PROJECT COMMENTS DATED 9-4-15

SHEET 1 OF 4

PROJECT #	15-034
DATE	26 AUGUST 2015

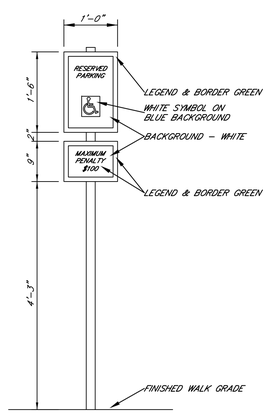


12' TYPE 15 BUFFER
NOT TO SCALE

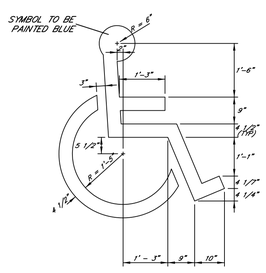
26' TYPE 40 BUFFER
NOT TO SCALE

PARKING NOTE:

1. TYPICAL PARKING SPACES ARE 9' X 18'
2. TYPICAL ACCESSIBLE SPACES ARE 8' X 18' WITH AN 8' AISLE.

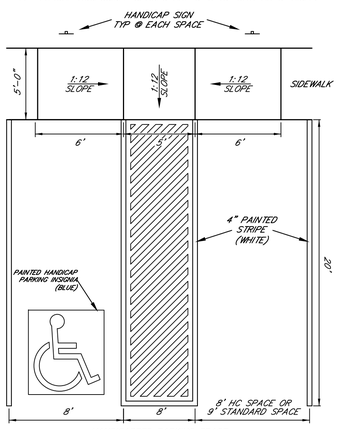


HANDICAPPED SIGN
NOT TO SCALE

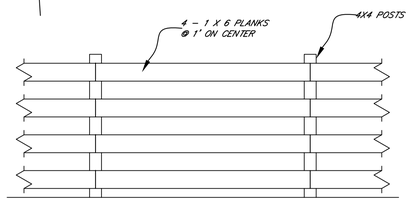


PAINTED HANDICAPPED PARKING SYMBOL
NOT TO SCALE

HANDICAPPED PARKING DETAIL
NOT TO SCALE



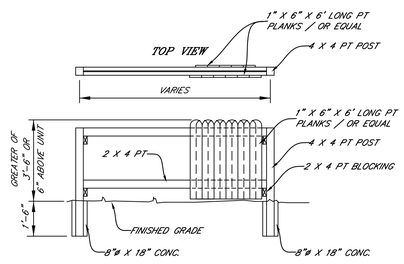
HANDICAPPED PARKING SPACE AND ISLE
NOT TO SCALE



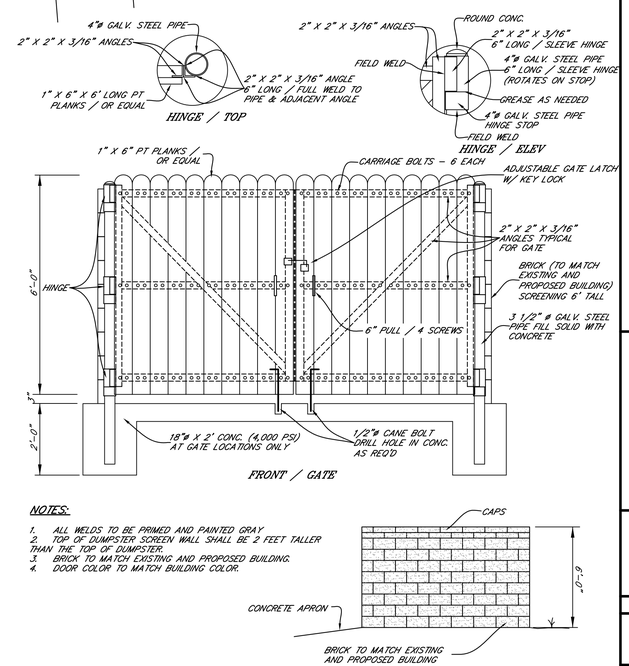
EXISTING WOOD PLANK FENCE ALONG NORTHERN BOUNDARY
NOT TO SCALE

NOTE:

1. FINISH SHADOW FENCE WITH CLEAR WOOD PRESERVATIVE – SHERWIN WILLIAMS OR EQUAL.
1. PROVIDE SUFFICIENT CLEARANCE BETWEEN FENCE AND UNITS. CONSULT UNIT MANUFACTURER FOR RECOMMENDATIONS.



AC SCREENING FENCE ELEVATION
NOT TO SCALE



NOTES:

1. ALL WELDS TO BE PRIMED AND PAINTED GRAY
2. TOP OF DUMPSTER SCREEN WALL SHALL BE 2 FEET TALLER THAN THE TOP OF DUMPSTER.
3. BRICK TO MATCH EXISTING AND PROPOSED BUILDING.
4. DOOR COLOR TO MATCH BUILDING COLOR.

DUMPSTER SCREENING FENCE WITH GATE DETAIL
SPLIT FACE BLOCK DUMPSTER ENCLOSURE WALL
NOT TO SCALE

ROGERS ENGINEERING GROUP
114B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1–800–351–1111
1–615–366–1987
TENNESSEE ONE CALL
IT'S THE LAW

GRAPHIC SCALE
60 30 0 60
(IN FEET)
1 inch = 60 ft.

SUMNER GARDENS
AMENDED PMDP
146 COLES FERRY ROAD
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

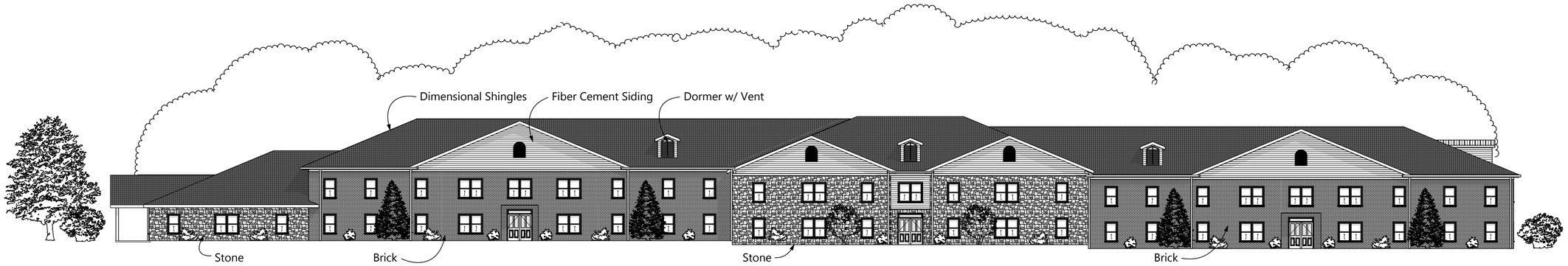
JOHN ANTHONY LEACH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 00111804
STATE OF TENNESSEE
9-17-15

SHEET NO.
C 2.0

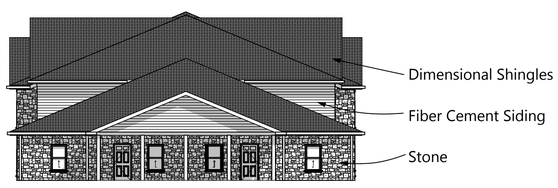
REVISIONS
REVISION 1: 17 SEPT 2015 PER PROJECT COMMENTS DATED 9–4–15

SHEET 2 OF 4

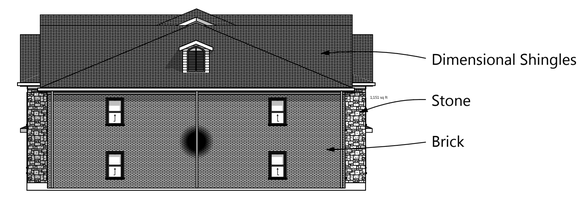
PROJECT #	15–034
DATE	26 AUGUST 2015



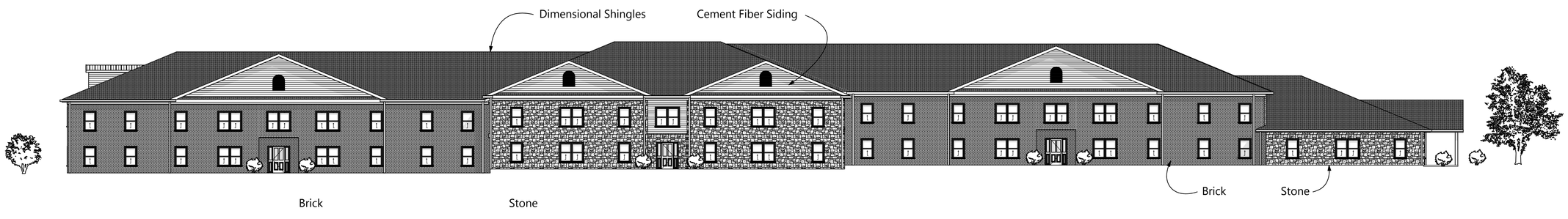
East Elevation



South Elevation



North Elevation



West Elevation

Project Exterior Percentages:

Masonry or Stone: 72%
Cem.Fiber Siding: 28%

* Max. Eave Ht. 20', Max Ridge Ht. 35'

Project No. 1528___
Drawn by:_____
Reviewed by:_____

M&A

Matchett and Associates Architects

113 East Main St.
Gallatin, TN 37066
615/451-1505

Sumner Gardens Apartments

146
Coles Ferry Road

Gallatin, Tennessee

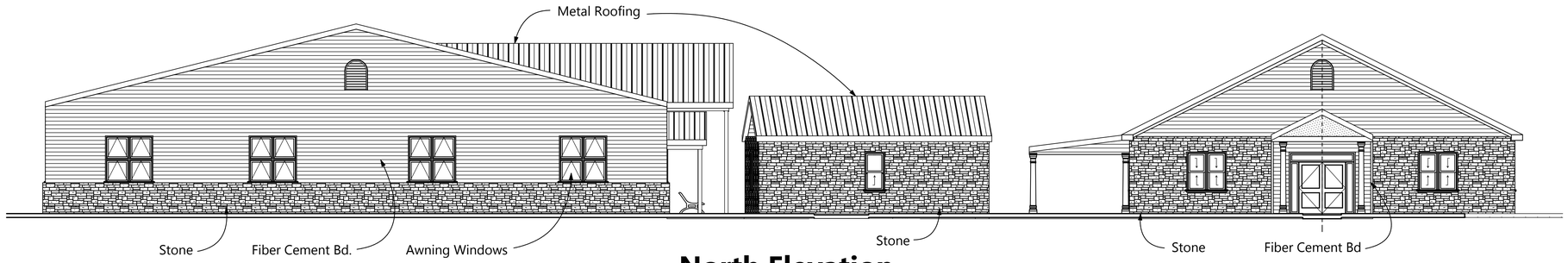
Apartment Exterior Elevations

Date: 9/16/15
Revisions:
Date: Mark:

PD-1

Sheet___of___

C:\Users\Roger\Documents\1528 Sumner Gardens\Ext Elev.pln



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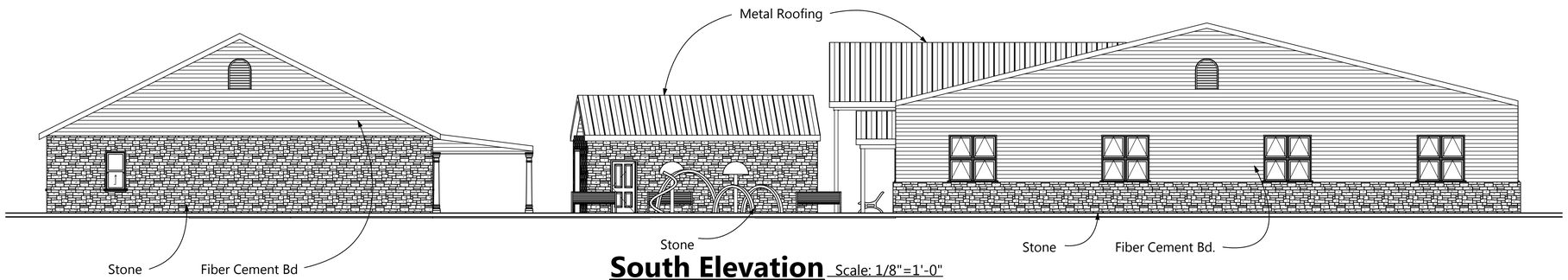

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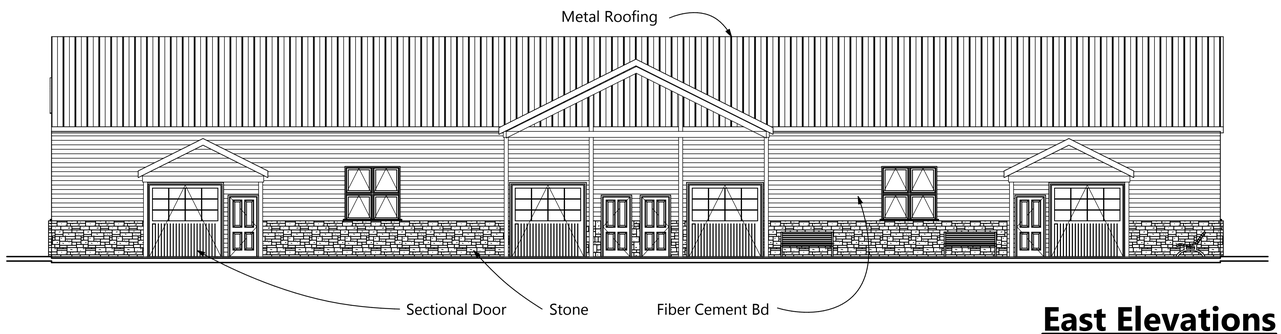

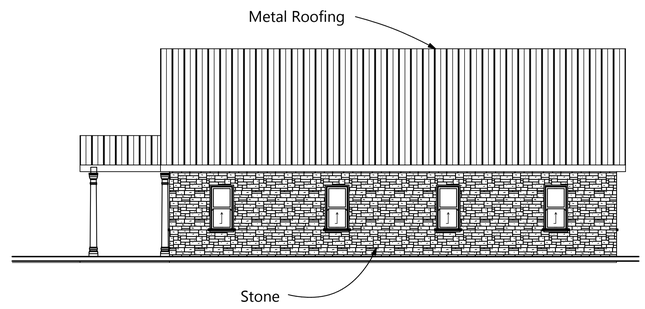

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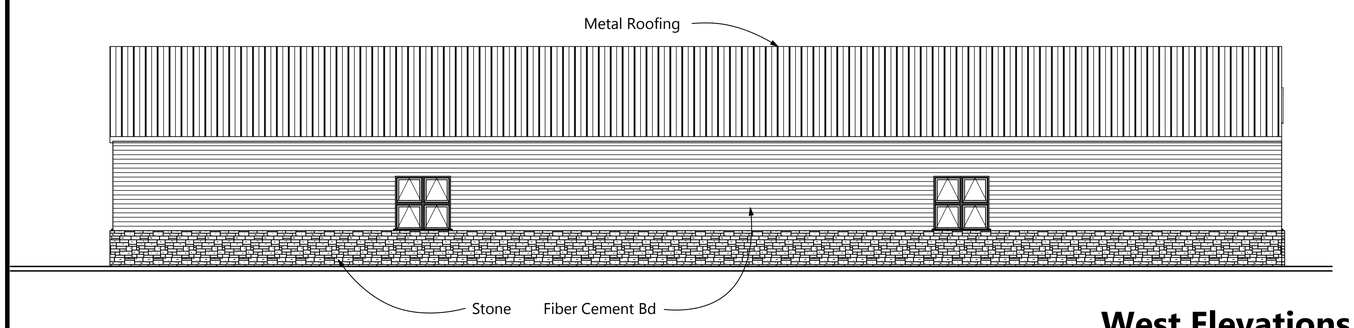
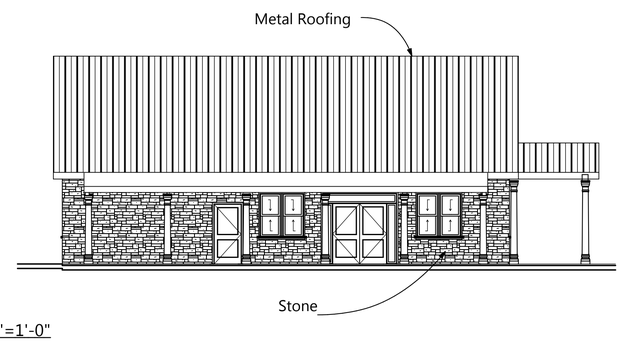




West Elevations Scale: 1/8"=1'-0"

C:\Users\Roger\Documents\1528 Sumner Gardens\Accessory Bldgs.pln

Project No. 1409__
Drawn by:_____
Reviewed by:_____

M&A

Matchett and Associates Architects

113 East Main St.
Gallatin, TN 37066
615/451-1505

Sumner Gardens

Leasing Office and Accessory Buildings

Gallatin, Tennessee

Preliminary Exterior Elevations

Date: 9/16/15
Revisions:
Date: Mark:

PD-2

Sheet___of___

ITEM 13

MEMORANDUM

PLANNING DEPARTMENT

TO: **Gallatin Regional-Municipal Planning Commission**

FROM: **William D. McCord, AICP City Planner** BM

Nick Tuttle, P.E. City Engineer NT

DATE: **September 24, 2015**

RE: **GRMPC Resolution No. 2015-103 – Revere Apartments FMDP (GRMPC September 28, 2015 Meeting Agenda Item #13)**

The City of Gallatin Engineering Department hired Neel-Schaffer (N-S) to conduct a Transportation Improvement Study for the Big Station Camp Road area. N-S has not completed the study but has identified specific projects that will be needed in future years to ensure that the corridor operates at an acceptable level of service. Upon completion the study will be presented to the Planning Commission and Council for acceptance, but the Council is aware that the study is under way and the basic premise for conducting the study which is to identify what improvements will be needed to accommodate growth and to establish a system to require proportionate fair-share (or pro-rata) payments by developers to pay for the identified improvements. Formal action will be required by the Council to adopt the study and a plan of action will be required to establish the approval and administrative process to begin collecting fair-share payments from developers in the affected study area. Prior to initiating the study the City has required payments from developers to fund transportation infrastructure in the area. The pro-rata contribution process is permitted under Article 13, Section 13.06.010 E. which permits the City to assess a pro-rata share fee to cover the cost of necessary transportation improvements under guidelines established by the Gallatin Regional-Municipal Planning Commission and the City Engineer. The approved PMDP (Gross Builders-Hidden Creek) for the project (File No.PC0284-14) also included a plan note stating:

> **NOTE: "PMDP approval is conditional with the understanding the (*that*) upon completion of the station camp corridor traffic study by the city of Gallatin, FMFP's (*FMDP's*), including final plats and site plans, will be subject to the findings and recommendations of said study. Pro-rata contributions toward traffic infrastructure improvements, as recommended in the study or subsequent traffic studies submitted for developments review and approval may be required of development impacting select needed infrastructure improvements."**

Based on the preliminary results of the N-S study and the findings of the traffic study provided by the developer of Revere Apartments, a formula was developed to equitably assess developers for fair-share (pro-rata) costs of identified long term transportation improvements. A total of 17 improvements totaling $12,982,000 were identified by N-S that will be needed to ensure that the roadway corridor continues to operate efficiently upon build-out of the properties in the study area. The future projects in the Big Station Camp Boulevard study area will generate an estimated 5357 p.m. peak hours trips on Big Station Camp Boulevard and another 802 p.m. peak hour trips will be generated by projects outside of the study area including projects not within the City of Gallatin for a total of 6159 p.m. peak hour trips. To fund the improvements will require a cost of $2108 per p.m. peak hour trip from each new development.* The applicant's traffic study (and the N-S report) indicates that the Revere Apartment complex will generate 262 p.m. peak hour trips. This represents 4.254% of the total p.m. peak hour trips generated by future development in the study area. When multiplying the total cost of identified improvements ($12,982,000) by the total percentage of trip impacts from Revere Apartments (4.254%) the total required contribution is $552,254.

The developer will be eligible for credits for transportation improvements identified in the study that they construct. If the developers construct credit eligible improvements in the corridor the total fair-share contribution will be reduced by the value of the credited improvements.

The Planning and Engineering staff requests that the Planning Commission add a condition of approval to Resolution No. 2015-103 to address transportation impacts as follows:

> **The applicant shall pay a fair-share (pro-rata) payment for transportation improvements in the Big Station Camp Boulevard corridor not to exceed $552,254 prior to obtaining any building permits. The applicant shall be eligible for credits for eligible transportation improvements in the corridor and the total fair-share (pro-rata) contribution will be reduced by the value of the credited improvements as determined by the City Engineer.**

Once collected the City will establish an account and deposit the funds in the account only to be used to fund specified improvements in the corridor.

* The City will have to obtain funds to cover the cost of the 802 background trips that will impact the corridor.

ITEM 13

GMRPC Resolution No. 2015-100

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING THE FINAL MASTER DEVELOPMENT PLAN FOR REVERE APARTMENTS, FOR THE CONSTRUCTION OF 444 MULTI-FAMILY UNITS, ON A PROPOSED 31.34 (+/-) ACRE PARCEL, LOCATED EAST OF BIG STATION CAMP BOULEVARD AND NORTH OF VIETNAM VETERANS BOULEVARD (HIGHWAY 386). (8-799-15)

WHEREAS, The applicant has submitted an application for approval of a Final Master Development Plan consistent with Section 12.02.030 of the City of Gallatin Zoning Ordinance, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Master Development Plan submitted by the applicant, Ragan Smith, at its regular meeting on September 28, 2015, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the Final Master Development Plan application, materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff in the Planning Commission Staff Report and the evidence and testimony presented during the meeting, and

NOW, THEREFORE, BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. §13-3-104; §13-4-103; §13-4-104; & §13-7-201 and G.Z.O. Article 12, §12.02.020 and §12.02.030:

1. The Final Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Regional Activity Center Character Area Category.
2. The Final Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district, the Preliminary Master Development Plan for Hidden Creek – Gross Builders (PC0284-14) and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in the MU zoning district and Preliminary Master Development Plan.
3. The Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.
4. The legal purposes for which zoning regulations exists have not been contravened.
5. The Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

6. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action –The Planning Commission hereby approves Resolution 2015-100, the Final Master Development Plan for Revere Apartments (formerly known as Belden Reserve at Hidden Creek), consisting of a 31 sheet plan prepared by Ragan Smith of Nashville, TN with Job No. 04-046, dated June 24, 2015 with final revision date of July 16, 2015, and a one (1) sheet photometric plan prepared by Parson Engineering, Inc. of Nashville, TN, dated June 26, 2015 with following conditions:

1. Plat the property including the street extension prior to obtaining and building Certificate of Occupancy.
2. Provide pedestrian connections from the interior sidewalk network to the Greenway Trail.
3. Provide a public access easement encompassing the Greenway Trail area and sufficient area for maintenance of the trail.
4. Remove HVAC units from within the 20 foot wise sanitary sewer easement between Units #17, and #18, and the landscape buffer adjacent to Unit #14.
5. Separate construction plans shall be submitted for all public infrastructure and proposed right-of-way(s).
6. Show phasing lines and proposed construction schedule if construction is to be phased. (Notably grading schedule unless entire site is to be mass graded.)
7. Proposed street trees shall not impede intersection sight distance or stormwater infrastructure.
8. Grading along the proposed greenway appears to have slopes that may require handrails for pedestrians and/or retaining walls to prevent disturbance in the buffer area(s) or interfere with nearby buildings, right-of-way, or other improvements.
9. Trees proposed within grass strip shall be limited to those not expected to grow in such manor to damage sidewalks, streets, curbing, drainage infrastructure, or any other public infrastructure. Neither shall they grow to diameters large enough to impede sight distance.
10. The street tree detail shown indicates a mulch bed greater than the grass strip proposed. Increase the proposed grass strip to provide sufficient space for mulching and add a root barrier to the detail or relocate trees behind the sidewalk.
11. Provide additional erosion prevention and sediment control (EPSC) intermediate sheets. Complete EPSC plans may be submitted with construction plans.
12. Revise stormwater calculations and report(s) to include spread data, and bypass flows for all structures in public right-of way(s).
13. A stormwater maintenance agreement will be required for this development. A recorded copy must be submitted prior to the recording of a final plat.
14. Submit a site surety for site improvements in an amount to be determined by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits per Article 15.00 Administration and Enforcement, Section 15.03.080, Surety Required, Gallatin Zoning Ordinance.
15. Submit three (3) corrected folded copies of the Final Master Development Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.
PRESENT AND VOTING

AYE:

NAY:

DATED: 9/28/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
City Attorney

EXHIBIT A

ITEM 13
PLANNING DEPARTMENT STAFF REPORT

Final Master Development Plan for Revere Apartments
(PC File# 8-799-15)
Located East of Big Station Camp Boulevard and North of Vietnam Veterans Boulevard (Highway 386)
Date: September 24, 2015

REQUEST: THE OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR REVERE APARTMENTS (FORMERLY KNOWN AS BELDEN RESERVE AT HIDDEN CREEK) TO CONSTRUCT 444 MULTI-FAMILY UNITS ON A 31.34 (+/-) ACRE PARCEL, ZONED MIXED USE (MU), LOCATED SOUTHEAST OF THE CORNER OF BISON TRAIL AND BIG STATION CAMP CREEK BOULEVARD.

OWNER:	**GROSS BUILDERS (TONY STEVENSON)**
APPLICANT:	**RAGAN SMITH (GEORGE WELCH)**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION 2015-100**
STAFF CONTACT:	**KEVIN CHASTINE**
PLANNING COMMISSION DATE:	**SEPTEMBER 28, 2015**

PROPERTY OVERVIEW: The owner and applicant requests approval of a Final Master Development Plan for Revere Apartments (Formerly known as Belden Reserve at Hidden Creek) to construct 444 multi-family units on a 31.34 (+/-) acre parcel zoned Mixed Use (MU). The property is located southeast of the corner of Bison Trail and Big Station Camp Boulevard. Dwelling: Multi-Family is a permitted use within the Mixed Use (MU) zone district. (Attachment 13-1)

CASE BACKGROUND:

Previous Approvals

On September 27, 2004, the Planning Commission approved a Plan of Service and an Annexation request for the subject property (PC File #6-4-04 and PC File #6-3-04, respectively). The Planning Commission also approved a zoning amendment for the property known as Station Camp Area 4 (formerly known as Franklin Farms) (PC File #3-20-04). That plan rezoned Tract 1, containing 59.725 (+/-) acres to Residential-15 Planned Residential Development (R15 PRD), Tract 2, containing 213.553 (+/-) acres to Planned General Commercial (PGC), which comprises the property subject in this rezoning and PMDP/FMDP, Tract 3, containing 105.546 (+/-) acres to Residential-6 (R6), and Tract 4, containing 29.396 (+/-) acres to Residential-6 (R6) for a total of 408.22 (+/-) acres, located on the east and west sides of Big Station Camp Boulevard. The Plan of Service and Annexation Second Reading was approved on November 5, 2004 by City Council.

Since that project was over 100 acres, the applicant was exempt from the requirement of having to provide a detailed Preliminary Master Development Plan, but a Preliminary

Master Development Plan for the 'Station Camp Area 4' project was provided and also approved on November 5, 2004 by City Council.

At the March 10, 2008 Work Session, the Planning Commission discussed the Hidden Creek project (PC File #3-2-08) and was presented with a project update at the April 28, 2008 meeting of the rezoning and Hidden Creek Preliminary Master Development Plan. On May 16, 2008 Planning Commission recommended approval of the rezoning with Preliminary Master Development Plan and on July 15, 2008 Gallatin City Council approved the rezoning and PMDP.

Again, the Reserve Apartments (Gross Builders-Hidden Creek) site was included in the Hidden Creek PMDP, but retained the PGC zoning and no site layout was shown for this site. It was only labeled as 'Future Development'.

On May 19, 2014, the Planning Commission recommended approval of a Preliminary Master Development Plan and rezoning and PMDP for Gross Builders-Hidden Creek (PC0284-14), which rezoned 46.95 (+/-) acres from Planned General Commercial (PGC) to Mixed Use (MU) and included a 444 multi-family apartment complex and five (5) commercial lots along Big Station Camp Boulevard. On April 21, 2015, City Council approved the rezoning and Preliminary Master Development Plan. (Ordinance No. 014Ø5-32)(Attachment 13-2)

DISCUSSION:

Proposed Development

The applicant proposes to construct 444 multi-family units on a 31.34 (+/-) acre portion of Tax Map 137 Parcel 006.00. The Revere Apartments will include 15 buildings and six (6) garages with apartment units above. The apartments consist of:

- 156 one-bedroom units
- 261 two-bedroom units
- 27 three-bedroom units

The development also includes the construction of public rights-of-way for Jenkins Lane extension and a stub street to the vacant property to the east. The Jenkins Lane extension is shown as Project No. 14 in the Gallatin on the Move 2020 Major Thoroughfare Plan. The FMDP also includes a 10 foot wide greenway that connects the future Jenkins Lane to Big Station Camp Boulevard by following the eastern boundary of the existing stream that extends through the site. The greenway will connect to a proposed pedestrian crossing on Big Station Camp Boulevard to provide connectivity to the existing schools on the west side of the road and the Station Camp Greenway. (Attachment 13-3)

The estimated construction schedule for the multi-family residential development has a beginning date of September 2015 and a completion date of September 2018.

Natural Features

The natural topography of the existing vacant farmland slopes from the highest point of elevation (560') located along the northeast corner of the project site, with a steady decline,

towards the lowest point of elevation (513') located at the western boundary of the multi-family development site within the creek (stream). The stream runs from east to west through the middle of the site. There are existing mature trees and other vegetation located throughout the site. Based on FEMA FIRM Map 471650406G no portion of the site is located within a flood hazard area.

Adjacent or Area Uses
The adjacent area to the north and east is undeveloped, and is zoned Planned General Commercial (PGC). The adjacent area to the south is undeveloped, and zoned Mixed Use (MU). The area to the northwest is currently vacant, but was approved for a Publix grocery store and related retail development in 2009 (PC File #8-31-09), however the Final Master Development Plan approval has expired at this time and requires re-approval. The area west of the project site is part of the five (5) commercial lots approved with the Gross Builders-Hidden Creek rezoning and PMDP, which is undeveloped and zoned Mixed Use (MU).

Architectural Designs
Multi-Family Buildings
The multi-family buildings are three-stories (37 feet) in height and are asymmetrical in design with a complex roof structure consisting primarily of a side gable roof with projecting gables along the front and rear elevations with other portions of the front and rear elevations having roof dormers (Plan Sheets A1.0 – A1.1). The architectural elevations have a great deal of undulation, which produces a visual separation between the different architectural units of the longer building elevations. The proposed elevations are comprised of 71 percent masonry (both brick and cultured stone) and 29 percent cement fiber board. The brick is located primarily on either side of the stairwell on the left side of the elevation, while the cultured stone is located primarily on either side of the stairwell on the right side of the elevation. The left and right side of the elevation appear to have had the different building materials swapped, in terms of location, to create a different appearance within the same building elevation. The cement fiber board is placed primarily on the side elevations, within the covered patios, and on the third floor of four (4) sections of the elevation. The cement fiber board is shown in two (2) colors: beige and a darker brown to match the brick color. The average roof height is 37 feet and is shorter than the approved exception of 40 feet.

Leasing Office/Clubhouse
The leasing office/clubhouse/pool house/pavilion/amenity center is a one-story symmetrical building with three (3) distinctive parts of the building façade. The center portion is flanked by one-story front gabled wings that are attached to the center portion through 'hyphens' that are stepped back from the plane of the front elevation. (Plan Sheet A1.0). The three (3) parts of the elevation are sheathed in brown brick while the "hyphens" are sheathed in cultured stone. The leasing office is 77 percent masonry.

Carriage Apartments and Garages
Six (6) of the 15 garages contain carriage house type apartment units above the garage spaces. The six (6) carriage apartment garages are two (2) stories in height with symmetrical facades. The roof is a hipped roof with a projecting gable roof centered within the front façade (Sheet A1.1). The carriage garages are 71 percent brick and stone. The

first floor contains six (6) roll-up garage doors that are beige in color. Cultured stone veneer sheath the middle portion of the front elevation that contains the four (4) center garage doors. The stone ascends the elevation until several rows of cement fiber board siding completes the center portion of the elevation. The outer garage door, one on each side of the stone, is sheathed in 100 percent brown brick that matches the brick of the apartment buildings and garages. Above the outer garage doors are a bank of three (3) nine-over-nine double hung windows. In the center of the façade and above the two (2) center garage doors is an area of half timbering with two (2) pairs of nine-over-nine double hung windows that are centered over the center two (2) garage doors. Exterior staircases are located on each end of the garage units to permit access to each of the two (2) apartments on the second floor. The staircases are covered by the hipped roof that extends past the end walls of the garage.

The rear elevation is sheathed in the brown brick for three-quarters of the elevation with the beige hardie board used to sheath the top quarter of the elevation. The only other architectural feature is the apartment entrances are on the rear elevation and the second story patios that are connected to the external staircases to reach the entrances.

Garages
There are nine (9) detached garages that are proposed throughout the development. The garages are one-story and symmetrical in design with a side gable roof and a projecting gable roof over the center of the front elevation. The garages have five (5) garage doors and are 100 percent brown brick.

All architectural designs meet the design approved with the PMDP and the architectural requirements in Section 13.08.010 of the Gallatin Zoning Ordinance. Staff recommends that the Planning Commission approve the architectural designs included on Sheets A1.0 and A1.1 of Attachment 13-3.

Rights-of-Way/Streets/Roads
Approximately 1,840 linear feet of public right-of-way is included with the plan. This results in the construction of Jenkins Lane Extension, which will bisect the multi-family development. The Jenkins Lane Extension is labeled as Project No. 14 in the Gallatin on the Move 2020 Major Thoroughfare Plan. Jenkins Lane is proposed as a three (3) lane collector road with a five (5) foot grass strip and six (6) foot sidewalks on both sides the street. A proposed stub street would extend to the vacant parcel (Tax Map 137 Parcel 008.00) to the east. The roadways will need to be platted and eventually conveyed to the City. All other driveways and parking areas will be privately owned and provides the internal circulation for the multi-family development. A temporary turn around at end of Jenkins Lane will be provided using the driveways.

The Gallatin Greenway Master Plan (2006) indicates in a future greenway located through this general area and the applicant has shown a 10 foot wide greenway that connects to Jenkins Lane Extension just north of the stream and then follows the eastern side of the stream until connecting with Big Station Camp Boulevard where a proposed pedestrian crossing will provide access to the existing schools to the west. The greenway will need to be placed within a public access easement.

Stormwater Detention
There are three (3) detention ponds located within the multi-family development, each near the west property boundary. The development also uses the existing stream to drain stormwater from the northeast corner of the development. As well as the outlet for Detention Pond #1 and #2.

Open Space and Bufferyard
The Final Master Development Plan shows no formally designated open space tracts, but the plan states a total of 51.5 percent of the property is open space, which is distributed throughout the development. The applicant submitted a bufferyard plan, which provides all required bufferyards. (Plan Sheet L1.0 – L2.0 of Attachment 13-3)

The triangle shaped parcel requires three (3) bufferyards, all of which are a Type 25 Bufferyard. A Type 25 Bufferyard is required to provide one (1) large deciduous tree every 60 linear feet and two (2) ornamental trees every 60 linear feet. The bufferyards along the northern and eastern property boundaries provide the required landscape material for a total of 53 large deciduous trees and 106 ornamental trees.

The western property boundary bufferyard provides more landscape material than required. This Type 25 Bufferyard provides four (4) medium evergreen trees every 60 linear feet in an effort to provide a larger buffer between the adjacent commercial lots. The western property boundary bufferyard provides 28 large deciduous trees and 112 evergreen trees.

Staff recommends the Planning Commission approve the bufferyard plan as submitted, due to it providing the required Type 25 Bufferyards on all property boundaries and being consistent with the approved PMDP.

The landscaping plan provides extensive plantings throughout the site. The site includes 64 street trees along Jenkins Lane Extension, 118 parking lot trees including around the dumpster area, and extensive shrub plantings, including HVAC screenings surrounding the buildings or on the end elevations. The Plant Schedule, on Sheet L2.0, states a total of 549 trees, 2551 shrubs, and 391 grasses are proposed for installation throughout the site.

Staff recommends that the Planning Commission approved the landscaping plan as submitted.

Planning Department Comments
The Planning Department reviewed and commented on the Final Master Development Plan. The applicant satisfactorily addressed all of the Planning Department comments, except those included as conditions of approval.

Engineering Division Comments
The Engineering Division reviewed and commented on the Final Master Development Plan. The applicant satisfactorily addressed all of the Engineering Division comments, except those included as conditions of approval.

Other Departmental Comments
The Other Departments reviewed and commented on the Final Master Development Plan. The applicant satisfactorily addressed all of the Other Departmental comments, except those included as conditions of approval.

FINDINGS:

1. The Final Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Regional Activity Center Character Area Category.
2. The Final Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district, the Preliminary Master Development Plan for Hidden Creek – Gross Builders (PC0284-14) and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in the MU zoning district and Preliminary Master Development Plan.
3. The Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.
4. The legal purposes for which zoning regulations exists have not been contravened.
5. The Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
6. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2015-100, the Final Master Development Plan for Revere Apartments (formerly Belden Reserve at Hidden Creek), consisting of a 31 sheet plan prepared by Ragan Smith of Nashville, TN with Job No. 04-046, dated June 24, 2015 with final revision date of July 16, 2015, and a one (1) sheet photometric plan prepared by Parson Engineering, Inc. of Nashville, TN, dated June 26, 2015 with following conditions:

1. Plat the property including the street extension prior to obtaining and building Certificate of Occupancy.
2. Provide pedestrian connections from the interior sidewalk network to the Greenway Trail.
3. Provide a public access easement encompassing the Greenway Trail area and sufficient area for maintenance of the trail.
4. Remove HVAC units from within the 20 foot wise sanitary sewer easement between Units #17, and #18, and the landscape buffer adjacent to Unit #14.
5. Separate construction plans shall be submitted for all public infrastructure and proposed right-of-way(s).
6. Show phasing lines and proposed construction schedule if construction is to be phased. (Notably grading schedule unless entire site is to be mass graded.)

7. Proposed street trees shall not impede intersection sight distance or stormwater infrastructure.
8. Grading along the proposed greenway appears to have slopes that may require handrails for pedestrians and/or retaining walls to prevent disturbance in the buffer area(s) or interfere with nearby buildings, right-of-way, or other improvements.
9. Trees proposed within grass strip shall be limited to those not expected to grow in such manor to damage sidewalks, streets, curbing, drainage infrastructure, or any other public infrastructure. Neither shall they grow to diameters large enough to impede sight distance.
10. The street tree detail shown indicates a mulch bed greater than the grass strip proposed. Increase the proposed grass strip to provide sufficient space for mulching and add a root barrier to the detail or relocate trees behind the sidewalk.
11. Provide additional erosion prevention and sediment control (EPSC) intermediate sheets. Complete EPSC plans may be submitted with construction plans.
12. Revise stormwater calculations and report(s) to include spread data, and bypass flows for all structures in public right-of way(s).
13. A stormwater maintenance agreement will be required for this development. A recorded copy must be submitted prior to the recording of a final plat.
14. Submit a site surety for site improvements in an amount to be determined by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits per Article 15.00 Administration and Enforcement, Section 15.03.080, Surety Required, Gallatin Zoning Ordinance.
15. Submit three (3) corrected folded copies of the Final Master Development Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

ATTACHMENTS

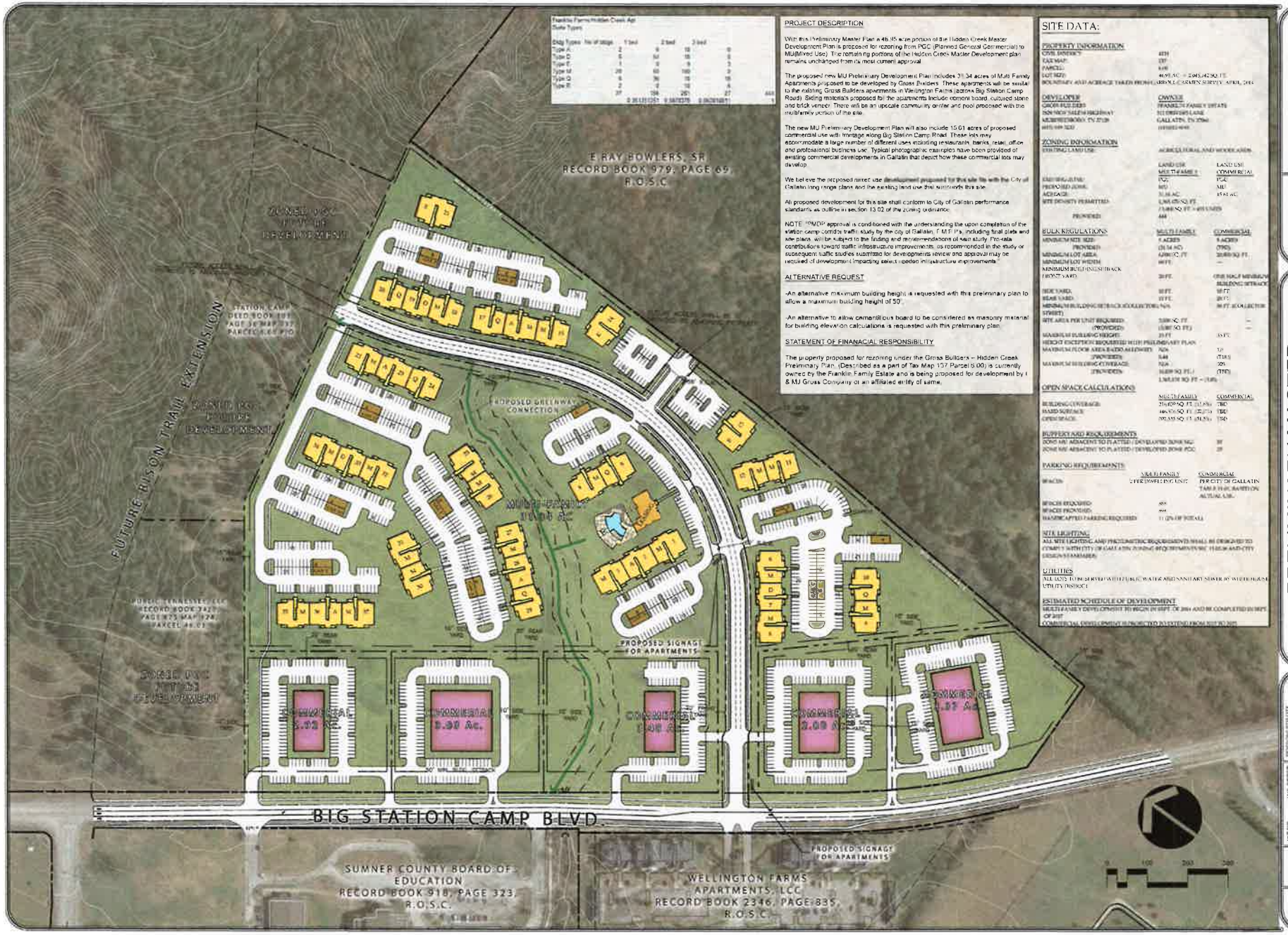
Attachment 13-1	**Location Map**
Attachment 13-2	**PMDP for Hidden Creek Gross Builders (PC0284-14)**
Attachment 13-3	**Station Camp Greenway**
Attachment 13-4	**Proposed Crosswalk for School Connectivity**
Attachment 13-5	**FMDP for Revere Apartments**

Location Map

Revere Apartments
Final Master Development Plan
PC File# 8-799-15

Prepared By: Kevin Chastine, AICP
Prepared On: July 21, 2015

ATTACHMENT 13-1



Franklin Farms Hidden Creek Apt
Suite Types

Bldg Types	No. of Bldgs	1 bed	2 bed	3 bed	
Type A	2	4	12		16
Type C	5	10	15	5	30
Type E	1	2	4	3	9
Type M	20	60	100		160
Type O	4	36	12	12	60
Type R	2	4	12	4	20
	37	106	251	27	444
		23.9%	56.5%	6.1%	100.0%

PROJECT DESCRIPTION

With this Preliminary Master Plan a 46.85 acre portion of the Hidden Creek Master Development Plan is proposed for rezoning from PCC (Planned General Commercial) to MU(Mixed Use). The remaining portions of the Hidden Creek Master Development plan remains unchanged from its most current approval.

The proposed new MU Preliminary Development Plan includes 31.34 acres of Multi Family Apartments proposed to be developed by Gross Builders. These apartments will be similar to the existing Gross Builders apartments in Wellington Farms (across Big Station Camp Road). Siding materials proposed for the apartments include cement board, cultured stone and brick veneer. There will be an upscale community center and pool proposed with the multifamily portion of the site.

The new MU Preliminary Development Plan will also include 15.61 acres of proposed commercial use with frontage along Big Station Camp Road. These lots may accommodate a large number of different uses including restaurant, banks, retail, office and professional business use. Typical photographic examples have been provided of existing commercial developments in Gallatin that depict how these commercial lots may develop.

We believe the proposed mixed use development proposed for this site fits with the City of Gallatin long range plans and the existing land use that surrounds the site.

All proposed development for this site shall conform to City of Gallatin performance standards as outline in section 13.02 of the zoning ordinance.

NOTE: PMDP approval is conditioned with the understanding the upon completion of the station camp corridor traffic study by the city of Gallatin, FMDP's, including final plats and site plans, will be subject to the finding and recommendations of said study. Pro-rata contributions toward traffic infrastructure improvements, as recommended in the study or subsequent traffic studies submitted for developments review and approval may be required of development impacting select needed infrastructure improvements.

ALTERNATIVE REQUEST

-An alternative maximum building height is requested with this preliminary plan to allow a maximum building height of 50'.

-An alternative to allow cementitious board to be considered as masonry material for building elevation calculations is requested with this preliminary plan.

STATEMENT OF FINANACIAL RESPONSIBILITY

The property proposed for rezoning under the Gross Builders – Hidden Creek Preliminary Plan, (Described as a part of Tax Map 157 Parcel 6.00) is currently owned by the Franklin Family Estate and is being proposed for development by I & MJ Gross Company or an affiliated entity of same.

SITE DATA:

PROPERTY INFORMATION

CIVIL DISTRICT: 6TH
TAX MAP: 157
PARCEL: 6.00
LOT SIZE: 46.95 AC. = 2,045,428.2 FT.
BOUNDARY AND ACREAGE TAKEN FROM: GIBSON, CARMEN SURVEY, APRIL 2016

DEVELOPER	OWNER
GROSS BUILDERS	FRANKLIN FAMILY ESTATE
1500 NORTH SALEM HIGHWAY	312 DRIVERS LANE
MURFREESBORO, TN 37129	GALLATIN, TN 37066
(615) 849-3210	(615)822-4646

ZONING INFORMATION

EXISTING LAND USE: AGRICULTURAL AND WOODLAND

	LAND USE MULTI FAMILY	LAND USE COMMERCIAL
EXISTING ZONE:	PCC	PCC
PROPOSED ZONE:	MU	MU
ACREAGE:	31.34 AC	15.61 AC
SITE DENSITY PERMITTED:	1,365,470.52 FT / 31.34 AC X 15 UNITS = 470	
PROVIDED:	444	

BULK REGULATIONS

	MULTI FAMILY	COMMERCIAL
MINIMUM SITE SIZE:	5 ACRES	5 ACRES
PROVIDED:	(31.34 AC)	(15.61)
MINIMUM LOT AREA:	4,000 SQ. FT	20,000 SQ. FT.
MINIMUM LOT WIDTH:	60 FT.	–
MINIMUM BUILDING SETBACK FRONT YARD:	20 FT.	ONE HALF MINIMUM BUILDING SETBACK
SIDE YARD:	10 FT.	10 FT
REAR YARD:	10 FT.	20 FT.
MINIMUM BUILDING SETBACK (COLLECTOR STREET):	N/A	30 FT. (COLLECTOR STREET)
SITE AREA PER UNIT REQUIRED:	3,000 SQ. FT	–
(PROVIDED)	(3,067 SQ. FT.)	–
MAXIMUM BUILDING HEIGHT:	35 FT.	35 FT.
HEIGHT EXCEPTION REQUESTED WITH PRELIMINARY PLAN		
MAXIMUM FLOOR AREA RATIO ALLOWED:	N/A	1.0
(PROVIDED)	0.44	(TBD)
MAXIMUM BUILDING COVERAGE:	N/A	30%
(PROVIDED)	16,809 SQ. FT. / 1,365,470 SQ. FT. = 1.23%	(TBD)

OPEN SPACE CALCULATIONS

	MULTI FAMILY	COMMERCIAL
BUILDING COVERAGE:	216,009 SQ. FT. (15.8%)	TBD
HARD SURFACE:	464,936 SQ. FT. (34.0%)	TBD
OPEN SPACE:	685,525 SQ. FT. (51.6%)	TBD

BUFFER AND REQUIREMENTS

ZONE MU ADJACENT TO PLATTED / DEVELOPED ZONE NG: 30'
ZONE MU ADJACENT TO PLATTED / DEVELOPED ZONE PCC: 20'

PARKING REQUIREMENTS

SPACES	MULTI FAMILY 1.5 PER DWELLING UNIT	COMMERCIAL PER CITY OF GALLATIN TABLE 9.1.C, BASED ON ACTUAL USE.
SPACES REQUIRED	666	
SPACES PROVIDED	666	
HANDICAPPED PARKING REQUIRED	11 (2% OF TOTAL)	

SITE LIGHTING

ALL SITE LIGHTING AND PHOTOMETRIC REQUIREMENTS SHALL BE DESIGNED TO COMPLY WITH CITY OF GALLATIN ZONING REQUIREMENTS SEC. 13.02.02 AND CITY DESIGN STANDARDS.

UTILITIES

ALL LOTS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER BY WITH HOLM UTILITY DISTRICT

ESTIMATED SCHEDULE OF DEVELOPMENT

MULTI FAMILY DEVELOPMENT TO BEGIN IN SEPT. OF 2016 AND BE COMPLETED IN SEPT. OF 2017
COMMERCIAL DEVELOPMENT IS PROJECTED TO STARTED FROM 2017 TO 2020

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CHATTANOOGA
1010 MARKET STREET
SUITE 200
CHATTANOOGA, TN 37402
(423) 267-7554
www.ragan-smith.com

KEVIN D. GUERRANT
STATE OF TENNESSEE

PRELIMINARY MASTER DEVELOPMENT PLAN
GROSS BUILDERS - HIDDEN CREEK
GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04046
VR. ORDER	9835
REVIEWED	KDG
DRAWN	AAA
SCALE	1"=100'

PRELIMINARY DEVELOPMENT PLAN

03

ATTACHMENT 13-2

ATTACHMENT 13-3

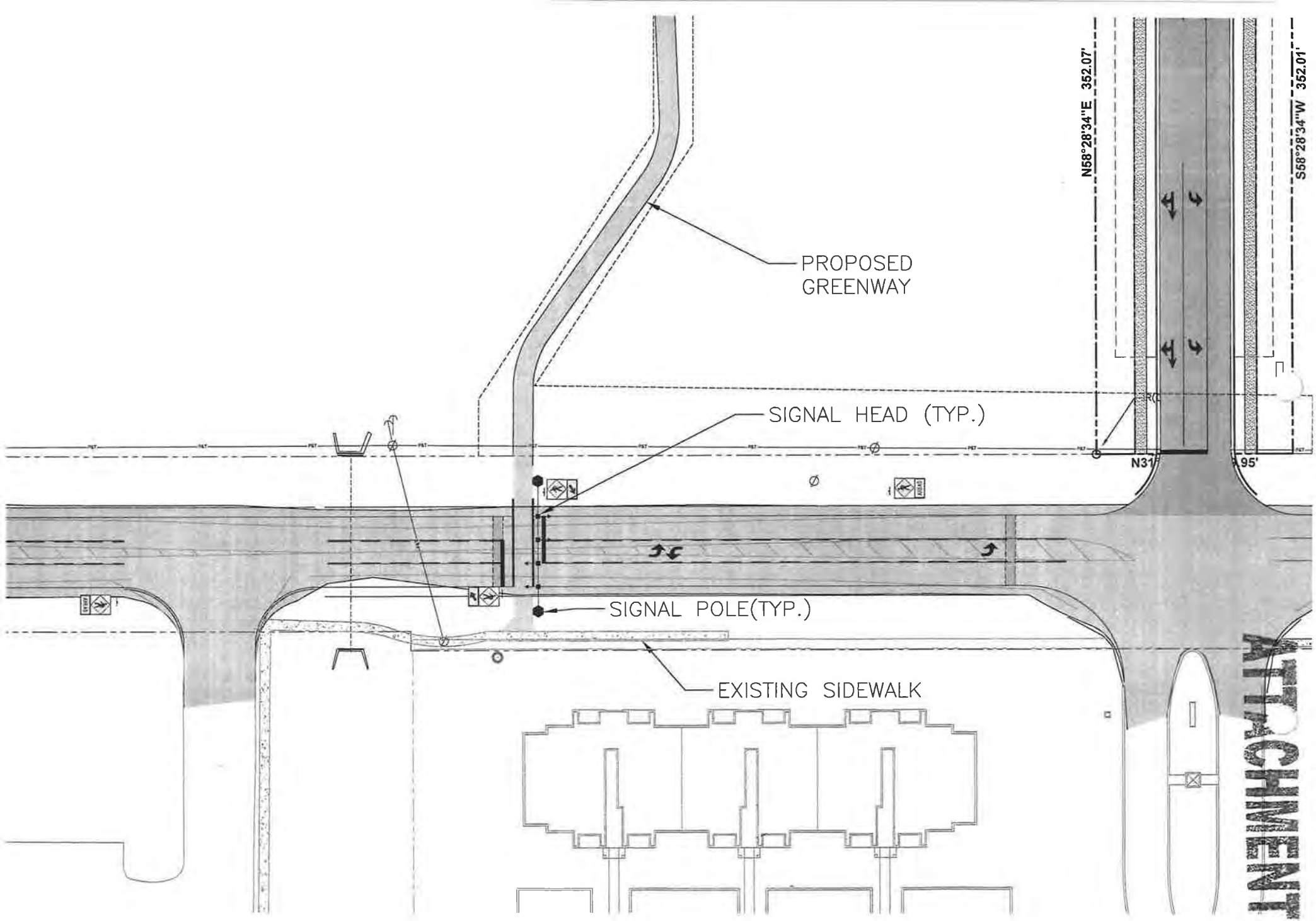
MASTER PLAN

STATION CAMP GREENWAY

SUMNER COUNTY, TENNESSEE

APRIL 2013

wiser



ATTACHMENT 13-4

FINAL MASTER DEVELOPMENT PLAN

FOR

REVERE APARTMENTS

GROSS BUILDERS

CONTACTS

OWNER/DEVELOPER

TONY STEVENSON
GROSS BUILDERS
2620 NEW SALEM HWY
MURFREESBORO, TN 37128
(615) 849-3233
TSTEVENSON@GROSSBUILDERS.COM

CIVIL

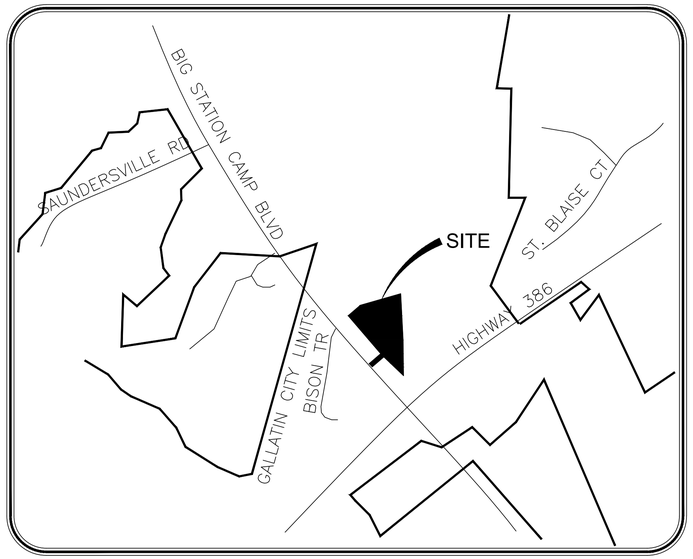
LAWRENCE J. KILGORE, P.E.
RAGAN SMITH ASSOCIATES
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
JKILGORE@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE

SCOTTY BERNICK, RLA
RAGAN SMITH ASSOCIATES
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
SBERNICK@RAGANSMITH.COM

ARCHITECTURE

GF55 PARTNERS
19 W. 21ST STREET
NEW YORK, NY 10010
CONTACT: RICHARD PORTER
(440) 237-1681



LOCATION MAP

These Construction Plans have been reviewed by me and are approved with the exception of such modifications indicated by me on the Plans.

Owner _____ Date _____

Engineering Department _____ Date _____

City Engineer _____ Date _____

These Construction Plans are approved by the Gallatin Municipal–Regional Planning Commission with such exception or modifications indicated in the Minutes of the Commission for _____ Date _____

Chairman _____ Date _____

Secretary _____ Date _____

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C.01	CIVIL NOTES
CIVIL PLANS	
C0.2	EXISTING CONDITIONS
C1.0	OVERALL LAYOUT AND SIGNAGE PLAN
C1.1	ENLARGED LAYOUT PLAN
C1.2	ENLARGED LAYOUT PLAN
C1.3	ENLARGED LAYOUT PLAN
C1.4	ENLARGED LAYOUT PLAN
C2.1	INITIAL EROSION CONTROL PLAN
C3.0	OVERALL GRADING PLAN
C3.1	ENLARGED GRADING PLAN
C3.2	ENLARGED GRADING PLAN
C3.3	ENLARGED GRADING PLAN
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C3.5	FINAL EROSION CONTROL
W1.0	OVERALL WATER PLAN
S1.0	OVERALL SEWER PLAN
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L1.2	ENLARGED LANDSCAPE PLAN
L1.3	ENLARGED LANDSCAPE PLAN
L1.4	ENLARGED LANDSCAPE PLAN
L1.5	ENLARGED LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS
~~H1.0~~	~~AMENITY HARDSCAPE PLAN~~
IRRIGATION PLANS	
~~IR1.0~~	~~IRRIGATION PLAN OVERALL~~
~~IR1.1~~	~~IRRIGATION PLAN~~
~~IR1.2~~	~~IRRIGATION PLAN~~
~~IR1.3~~	~~IRRIGATION PLAN~~
~~IR1.4~~	~~IRRIGATION PLAN~~
~~IR1.5~~	~~IRRIGATION PLAN~~
~~IR1.6~~	~~IRRIGATION PLAN~~
~~IR1.7~~	~~IRRIGATION PLAN~~
~~IR1.8~~	~~IRRIGATION PLAN~~
~~IR1.9~~	~~IRRIGATION PLAN~~
~~IR1.10~~	~~IRRIGATION PLAN~~
~~IR1.11~~	~~IRRIGATION PLAN~~
~~IR1.12~~	~~IRRIGATION PLAN~~
ARCHITECTURAL PLANS	
A1.0	ARCHITECTURAL ELEVATIONS
A1.1	ARCHITECTURAL ELEVATIONS
A1.2	SIGNAGE ELEVATION
ELECTRICAL PLANS	
SP–1	PHOTOMETRIC PLAN

Know what's **below.** **Call** before you dig.

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REGISTERED ENGINEER
NO. 108400
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN
REVERE APARTMENTS
FOR
GROSS BUILDERS
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	REVISIONS
1	07/16/15 (JDK) REV. PER STAFF COMMENTS

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	NOT TO SCALE
DATE:	JUNE 24, 2015

COVER SHEET

C0.0

G:\04046\9835 CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\SHEETS\9835 SITE COVER.DWG
PLOTTED BY DAVID KIRKHAM ON 7/15/2015 2:27 PM LAST UPDATED BY JDKCIVIL 7/15/2015 1:02 PM

RSA STANDARD NOTES

SITE GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE PROXIMITY OF THE CONSTRUCTION AREA AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
4. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE AND FACE OF BUILDING UNLESS NOTED OTHERWISE.
5. PROPOSED BUILDING FOOTPRINT IS FOR GRAPHIC PURPOSES ONLY. CONTRACTOR SHALL USE THE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING STAKEOUT AND VERIFY THAT THERE ARE NO DISCREPANCIES WITH THESE PLANS.
6. ALL TRAFFIC MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). ALL PAVEMENT MARKING SHALL BE THERMOPLASTIC UNLESS DIRECTED OTHERWISE BY THE OWNER'S REPRESENTATIVE.
7. ALL ACCESSIBLE RAMPS, PARKING SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE CURRENT ADA REQUIREMENTS.
8. EXTERIOR DOOR LANDINGS SHALL BE PROVIDED PER THE LOCAL BUILDING CODE. CONTRACTOR SHALL COORDINATE DOOR LOCATIONS AND ADJACENT SIDEWALK/LANDING GRADES WITH THESE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.

SITE CONSTRUCTION NOTES

1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE AND BUILDING LAYOUT. ALL LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH THE SITE LAYOUT PLAN.
3. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION BY ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT THIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITIVELY ESTABLISH THE LOCATION OF THE LINES.
4. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
5. THE SITE DEVELOPMENT PORTION OF THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF THE LOCAL PLANNING, CODES, WATER AND SEWER DEPARTMENTS (AND/OR UTILITY DISTRICTS), ENGINEERING/PUBLIC WORKS DEPARTMENTS AND FIRE MARSHAL'S OFFICE.
6. IF, DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER OR OWNER'S REPRESENTATIVE FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
7. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND/OR UNDERGROUND POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE–NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. THE CONTRACTOR SHOULD MAKE A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA PRIOR TO THE INITIATION OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

DEMOLITION NOTES

1. THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL EXCAVATED MATERIALS AND SUCH ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ALL ITEMS SHALL BE PROPERLY DISPOSED OF AT AN OFF–SITE LOCATION. THE CONTRACTOR SHALL OUTLINE ANY AND ALL POSSIBLE HAUL ROUTES AND SHALL BE PREPARED TO SUBMIT SUCH TO THE LOCAL JURISDICTION PUBLIC WORKS DEPARTMENT, THE CIVIL ENGINEER AND OTHER AUTHORITIES FOR APPROVAL.
2. IF, AT ANY TIME, PRIOR TO OR DURING THE DEMOLITION WORK, HAZARDOUS MATERIAL IS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND APPROPRIATE GOVERNMENTAL AGENCY.
3. THE CONTRACTOR SHALL NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE OR DISRUPTION. SUCH OPERATIONS SHALL BE CONDUCTED BY THE CONTRACTOR WITH MINIMUM INTERFERENCE TO ADJACENT OWNERS. ADJACENT EGRESS AND ACCESS SHALL BE PROPERLY MAINTAINED AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ANY ROADWAYS, PARKING OR SIDEWALKS WITHOUT PERMISSION FROM THE ADJACENT OWNERS OR THE LOCAL JURISDICTION PUBLIC WORKS DEPARTMENT.
4. PRIOR TO THE COMMENCEMENT OF DEMOLITION/GRADING OPERATIONS, ALL OVERHEAD AND UNDERGROUND UTILITIES SHALL BE LOCATED. ALL REMOVAL AND/OR RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.
5. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER OR AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO OWNER.
6. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING ALL AFFECTED UTILITIES PRIOR TO SUBMITTING HIS BID TO DETERMINE THE EXTENT TO WHICH UTILITY DISCONNECTIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF THE WORK FOR THE PROJECT. SOME UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS, WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE. IT IS UNDERSTOOD AND AGREED THAT THE CONTRACTOR WILL RECEIVE NO ADDITIONAL COMPENSATION FOR DELAYS OR INCONVENIENCE CAUSED BY THE UTILITY ADJUSTMENT.

EROSION PREVENTION AND SEDIMENT CONTROLS

DESIGN, INSPECTION, AND MAINTENANCE OF BMPS DESCRIBED AND SHOWN ON THESE PLANS SHALL BE CONSISTENT OR EXCEED RECOMMENDATIONS CONTAINED IN THE CURRENT EDITION OF TDEC'S TENNESSEE EROSION CONTROL HANDBOOK.

1. ALL CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, TDEC AND LOCAL STANDARDS.
2. BMP CAPACITY [SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROL] SHALL NOT BE REDUCED BY MORE THAN 50% AT ANY GIVEN TIME. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR RELEVANT SITE SITUATIONS.
3. WHERE PERMANENT OR TEMPORARY VEGETATION COVER IS USED AS A CONTROL MEASURE, THE TIMING OF THE PLANTING IS CRITICAL. PLANNING FOR PLANTING OF VEGETATION COVER DURING WINTER OR DRY MONTHS SHOULD BE AVOIDED.
4. IF SEDIMENT ESCAPES THE PERMITTED AREA, OFF–SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. THE CONTRACTOR SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE DIVISION FIRST. THE NOI GENERAL PERMIT DOES NOT AUTHORIZE ACCESS TO PRIVATE PROPERTY. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED BY THE CONTRACTOR AND ADJOINING LANDOWNER.
5. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF OF THE SITE BY WIND OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, MATERIALS USED FOR EPSC SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGE.
6. ERODIBLE MATERIAL STORAGE AREAS (INCLUDING OVERBURDEN AND STOCKPILES OF SOIL) AND BORROW PITS ARE CONSIDERED PART OF THE SITE AND SHOULD BE ADDRESSED WITH APPROPRIATE BMP'S ACCORDINGLY.
7. PRE–CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 15 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS STABILIZED. CONTRACTOR SHALL SEQUENCE EVENTS TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS. CLEARING AND GRUBBING SHALL BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION. EXISTING VEGETATION AT THE SITE SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
8. EPSC MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE MOVING OPERATIONS BEGIN AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKADAY, BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
9. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE OR A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS. CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE, OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.
10. A COPY OF THE SWPPP SHALL BE RETAINED ON–SITE AND SHOULD BE ACCESSIBLE TO THE DIRECTOR AND THE PUBLIC. ONCE SITE IS INACTIVE OR DOES NOT HAVE AN ONSITE LOCATION ADEQUATE TO STORE THE SWPPP, THE LOCATION OF THE SWPPP, ALONG WITH A CONTACT PHONE NUMBER, SHALL BE POSTED ON–SITE. IF THE SWPPP IS LOCATED OFF–SITE, REASONABLE LOCAL ACCESS TO THE PLAN, DURING NORMAL WORKING HOURS, MUST BE PROVIDED.
11. OFF–SITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ACCESS (A POINT OF ENTRANCE/EXIT TO A CONSTRUCTION SITE) SHALL BE CONSTRUCTED AS NEEDED TO REDUCE THE TRACKING OF MUD AND DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES.
12. INSPECTIONS MUST BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE PERFORMED AT LEAST 72 HOURS APART. WHERE SITES OR PORTIONS OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS OR DUE TO EXTREME DROUGHT, SUCH INSPECTION HAS TO BE CONDUCTED ONCE PER MONTH UNTIL THAWING OR PRECIPITATION RESULTS IN RUNOFF OR CONSTRUCTION ACTIVITIES RESUMES. INSPECTION REQUIREMENT DO NOT APPLY TO DEFINABLE AREAS THAT HAVE BEEN FINALLY STABILIZED, AS DESIGNED BY THE ENGINEER. WRITTEN NOTIFICATION OF THE INTENT TO CHANGE THE INSPECTION FREQUENCY AND THE JUSTIFICATION FOR SUCH REQUEST MUST BE SUBMITTED TO THE LOCAL ENVIRONMENTAL FIELD OFFICE, OR THE DIVISION'S NASHVILLE CENTRAL OFFICE FOR PROJECTS OF TDOT OR TVA. SHOULD THE DIVISION DISCOVER THAT MONTHLY INSPECTION OF THE DIVISION DISCOVER THAT MONTHLY INSPECTIONS OF THE SITE ARE NOT APPROPRIATE DUE TO INSUFFICIENT STABILIZATION MEASURES OR OTHERWISE, TWICE WEEKLY INSPECTIONS SHALL RESUME. THE DIVISION MAY INSPECT THE SITE TO CONFIRM OR DENY THE NOTIFICATION TO CONDUCT MONTHLY INSPECTIONS.
13. INSPECTORS PERFORMING THE REQUIRED TWICE WEEKLY INSPECTIONS MUST HAVE AN ACTIVE CERTIFICATION AND A RECORD OF CERTIFICATION MUST BE KEPT ON SITE. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DESPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IDENTIFIED.
14. OUTFALL POINTS SHALL BE INSPECTED TO DETERMINE WHETHER EPSC MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

TREE PROTECTION NOTES

1. ANY REQUIRED EXCAVATION IN OR AROUND THE PROTECTION ZONE TO ACCOMMODATE UNDERGROUND SERVICES, FOOTINGS, ETC., SHALL BE INDICATED ON THE PLAN, AND SHALL BE EXCAVATED BY HAND. IN ADDITION, RELATED ROOT PRUNING SHALL BE ACCOMPLISHED BY A CERTIFIED ARBORIST VIA ANSI A–300–95 STANDARD SO AS TO MINIMIZE IMPACT OF THE GENERAL ROOT SYSTEM.
2. THE STORAGE OF BUILDING MATERIALS OR STOCKPILING SHALL NOT BE PERMITTED WITHIN THE LIMITS OF OR AGAINST THE PROTECTION BARRIERS.
3. TREES WITHIN THE PROTECTION BARRIERS MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS (I.E., THEY MUST BE WATERED SUFFICIENTLY, PARTICULARLY IF THE TREE'S ROOT SYSTEM HAS BEEN DISTURBED BY EXCAVATION). FILL SHALL NOT BE PLACED UPON THE ROOT SYSTEM IN SUCH A MANNER AS TO ENDANGER THE HEALTH OR LIFE OF THE AFFECTED TREE.
4. TREE PROTECTION BARRIER SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF ANY PERMITS AND SHALL REMAIN INTACT THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.

SITE GRADING & STORM DRAINAGE NOTES

EROSION CONTROL SEDIMENT BARRIERS AND TREE PROTECTION BARRIER SHALL BE INSTALLED PRIOR BEGINNING SITE WORK.

1. NO HEAVY EQUIPMENT SHALL CROSS OR BE STORED OUTSIDE THE LIMITS OF CONSTRUCTION, WITHIN TREE PROTECTIONS ZONES, OR UNDER THE DRIP LINE OF EXISTING TREES TO REMAIN.
2. TOPSOIL STRIPPED FROM AREAS TO BE GRADED SHALL BE STOCKPILED ON SITE IN A LOCATION APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL BE ROUTED AROUND STOCKPILE LOCATIONS FOR THE DURATION OF GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT LOSS OF TOPSOIL MATERIAL.
3. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT.
4. ALL CUT AND FILL SHALL BE PERFORMED UNDER THE DIRECTION/OBSERVATION OF THE GEOTECHNICAL ENGINEER.
5. THE SUITABLITY OF SOILS FOR FILL MATERIAL SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER.
6. UNLESS DIRECTED OTHERWISE BY GEOTECHNICAL ENGINEER, ALL FILL AREAS SHALL BE RAISED IN LIFTS NOT EXCEEDING 8" IN THICKNESS. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D–698) IN ALL AREAS OF FILL WITHIN OPEN AREAS AND 98% OF SAME SPECIFICATION FOR AREAS UNDER ROADS, PARKING, SIDEWALKS, BUILDING SLABS, AND FOUNDATIONS.
7. ALL GRADING SHALL BE COMPLETED TO THE GRADES INDICATED WITHIN THESE PLANS. FINAL GRADES SHALL PROVIDE PROPER DRAINAGE AND PREVENT STANDING WATER.
8. ALL STORM DRAINAGE CASTINGS TO BE JOHN BOUCHARD & SONS CO. OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.
9. ALL STORM DRAINAGE PIPES TO BE RCP, CLASS III, UNLESS OTHERWISE NOTED.
10. INSTALLATION OF PIPE MATERIAL SHALL BE PLACED WITH A SCREEN STONE ENVELOPE AND WHEN UNDER PAVEMENT ENTIRE TRENCH TO BE BACKFILLED WITH SCREEN STONE TO SUBGRADE. SIZE OF STONE, ENVELOPES, AND TRENCHES TO BE SPECIFIED BY MUNICIPALITIES FOR PUBLIC LINES AND PRIVATE LINES TO ADHERE TO COMMON PRACTICES FOR INSTALLATION REQUIREMENTS.

SITE UTILITY NOTES

1. ALL MATERIALS AND WORKMANSHIP FOR UTILITY LINES AND APPURTENANCES SHALL BE IN STRICT COMPLIANCE WITH THE GOVERNING UTILITY COMPANY AND LOCAL CODES. PRIOR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY UTILITY COMPANY. (SEE UTILITY CONTACT INFORMATION)
2. CONTRACTOR SHALL COORDINATE SITE ELECTRICAL, GAS, TELEPHONE, AND CABLE WITH THE RESPECTIVE UTILITY COMPANY FOR SERVICE LAYOUT AND DESIGN INFORMATION. ANY PROPOSED LAYOUT OF THESE UTILITIES DEPICTED ON THESE DRAWINGS IS GRAPHICAL ONLY AND NOT INTENDED TO REPRESENT DESIGN OF THESE UTILITIES.
3. PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ANY REQUIRED TAP AND CONNECTION FEES.
4. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
5. SITE CONTRACTOR SHALL CONSTRUCT ALL UTILITY SERVICES TO WITHIN 5' OF BUILDING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES TO AVOID CONFLICTS.
7. CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF WATER, SEWER AND STORMWATER CONNECTIONS TO THE BUILDING AS DEPICTED ON THE BUILDING MECHANICAL PLANS AND THE SITE UTILITY PLAN AND NOTIFY THE ENGINEER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
8. WATER SERVICES LINES ¼" – 3" SHALL BE TYPE–K COPPER AND 4" OR LARGER SHALL BE DUCTILE IRON PIPE – CLASS 52 UNLESS OTHERWISE REQUIRED BY UTILITY COMPANY.
9. FIRE LINE INSTALLATION AND THRUST BLOCKING LOCATION AND SIZING SHALL BE PER N.F.P.A. AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
10. WATER METER MANUFACTURER/MODEL NUMBER AND VAULT SPECIFICATIONS SHALL BE PER THE WATER UTILITY COMPANY.
11. BACKFLOW DEVICE (RPBP/DDCVA) MANUFACTURER/MODEL NUMBER SHALL BE PER THE WATER UTILITY COMPANY.
12. CONTRACTOR SHALL INSTALL HOT BOX ENCLOSURE (PRE–FINISHED DARK GREEN) ON ALL EXTERIOR ABOVE–GROUND BACKFLOW DEVICES. DOMESTIC AND FIRE BACKFLOW DEVICES SHALL BE HEATED. CONTRACTOR SHALL COORDINATE PROVIDING APPROPRIATE ELECTRICAL SERVICE TO BACKFLOW DEVICE.
13. CONTRACTOR SHALL COORDINATE LOCATION OF BACKFLOW DEVICE WITH THE BUILDING MECHANICAL DRAWINGS.
14. SANITARY SEWER SERVICE LINES SHALL BE SDR 35 PVC UNLESS SPECIFIED OTHERWISE.
15. MAINTAIN A 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER LINES.
16. ALL FIRE LINE MAINS TO BE INSTALLED BY LICENSED FIRE PROTECTION CONTRACTOR.
17. INSTALLATION OF PIPE MATERIAL SHALL BE PLACED WITH A SCREEN STONE ENVELOPE AND WHEN UNDER PAVEMENT ENTIRE TRENCH TO BE BACKFILLED WITH SCREEN STONE TO SUBGRADE. SIZE OF STONE, ENVELOPES, AND TRENCHES TO BE SPECIFIED BY MUNICIPALITIES FOR PUBLIC LINES AND PRIVATE LINES TO ADHERE TO COMMON PRACTICES FOR INSTALLATION REQUIREMENTS.

GEOTECHNICAL NOTE

1. A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS SITE BY PROFESSIONAL SERVICES INDUSTRIES, INC. DATED FEBRUARY 21, 2014. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE GEOTECHNICAL REPORT AND SHALL INCORPORATE ALL GEOTECHNICAL CONSIDERATIONS, RECOMMENDATIONS AND SPECIAL NOTES INTO THE CONSTRUCTION AND STABILIZATION OF THIS PROJECT.

RSA SPECIAL NOTES

PROJECT SPECIFIC NOTES

1. CONTRACTOR TO ADJUST EXITING UTILITY CASTINGS AS NECESSARY.
2. PAVEMENT DIMENSIONS SHOWN ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT.
3. THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF THE CITY OF GALLATIN PLANNING, ENGINEERING AND PUBLIC WORKS DEPARTMENTS AND WHITE HOUSE UTILITY DISTRICT.
4. ALL PAY ITEMS HAVE BEEN EXPLICITLY SET FORTH AS SUCH IN THE PROPOSAL; ALL OTHER ITEMS OF COST ARE TO BE INCLUDED IN THE PRICE OF THE ITEMS ACTUALLY BID UPON.
5. BEFORE ANY CLEARING/GRUBBING WORK IS INITIATED, THE CONTRACTOR AND REPRESENTATIVES OF BOTH ARCHITECT AND CIVIL ENGINEER WILL "WALK–OUT" THE "LIMIT OF CLEAR LINE" AND INSURE THAT IT IS CLEARLY MARKED AND VISIBLE.
6. THE CONTRACTOR SHALL MAKE AVAILABLE SOILS TEST REPORTS TAKEN DURING AND AFTER THE GRADING OPERATION TO SHOW THAT THE COMPACTION REQUIREMENTS HAVE BEEN MET. THE COST OF THIS REPORT SHALL BE BORNE BY THE CONTRACTOR.

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NASHVILLE
315 WOODLAND STREET
P.O. BOX 60070
NASHVILLE, TN. 37206
(615) 244-8591
CHATTANOOGA
1410 COWART STREET
SUITE 200
CHATTANOOGA, TN 37408
(423) 490-9400
• www.ragansmith.com •

LAWRENCE J. KILGORE
REGISTERED ENGINEER
No. 108400
STATE OF TENNESSEE

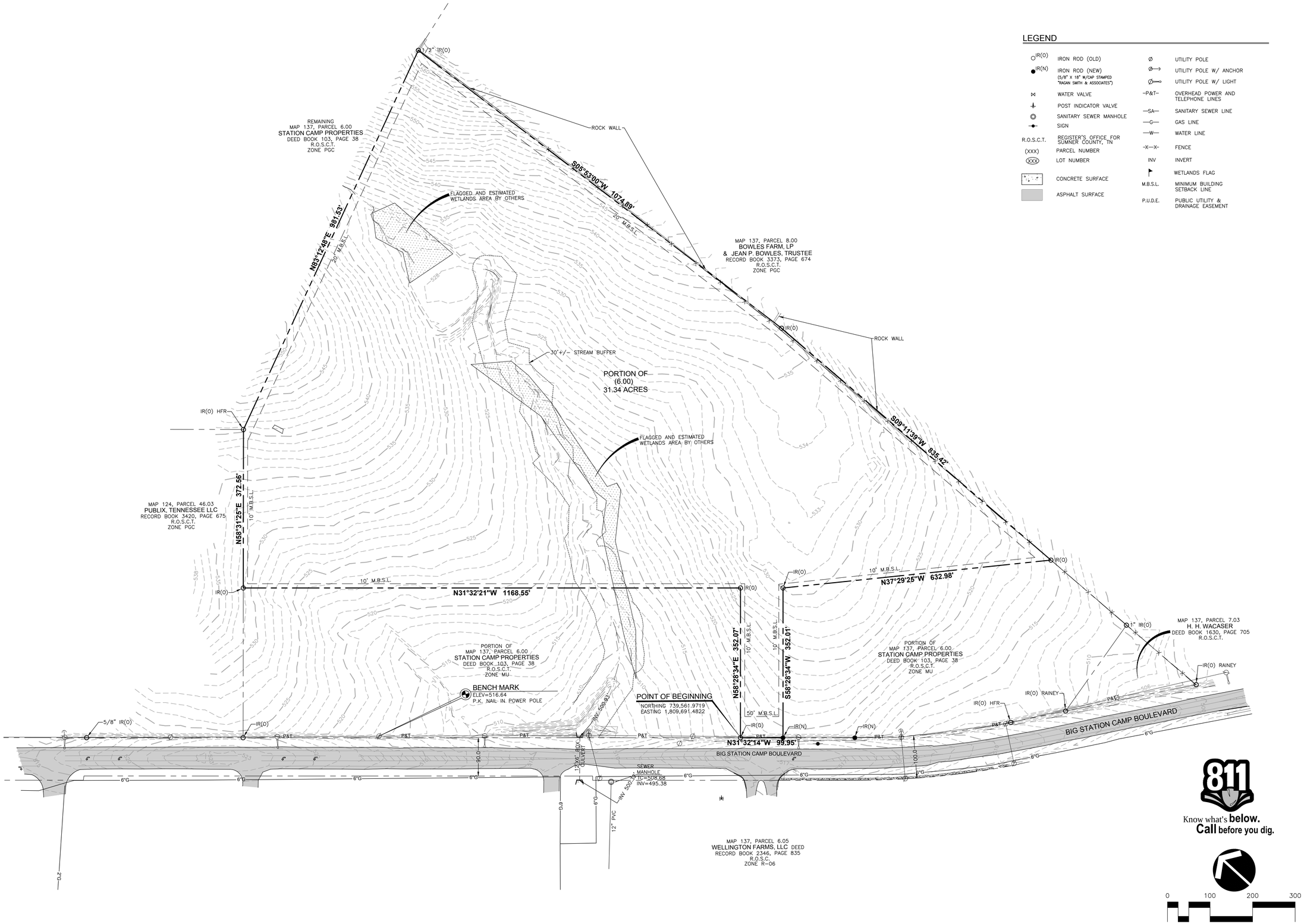
FINAL MASTER DEVELOPMENT PLAN
REVERE APARTMENTS
FOR
GROSS BUILDERS
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO. 04-046	WK. ORDER 9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	N.T.S.
DATE:	JUNE 24, 2015
REVISIONS	

CIVIL NOTES

C.01

G:\04046-9835\1-CIVIL ENGINEERING\PLAN SHEETS\SITE PLANS\C0.1 9835 ST NOTES.DWG
PLOTTED BY DAVID KIRKHAM ON: 7/16/2015 2:27 PM LAST UPDATED BY JDK ON: 6/23/2015 1:25 PM



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• www.ragansmith.com •

LAWRENCE J. KILGORE REGISTERED ENGINEER No. 108400 STATE OF TENNESSEE

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JOB NO.	04-046
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SCALE:	1"=100'
DATE:	JUNE 24, 2015
REVISIONS	

EXISTING CONDITIONS

C0.2

SITE DATA:

PROPERTY INFORMATION:

CIVIL DISTRICT:	4TH
TAX MAP:	137
PARCEL:	PORTION OF 6.00
ADDRESS:	COORDINATING WITH E-911 DEPT.
LOT SIZE:	31.34 AC (1,365,170 SQ. FT.)

BOUNDARY AND ACREAGE TAKEN FROM CARROLL CARMEN SURVEY APRIL, 2014

DEVELOPER	OWNER
GROSS BUILDERS	FRANKLIN FAMILY ESTATE
2620 NEW SALEM HIGHWAY	312 DRIVERS LANE
MURFREESBORO, TN 37128	GALLATIN, TN 37066
(615) 849-3233	(615) 812-6041

ZONING INFORMATION

EXISTING LAND USE:	AGRICULTURAL AND WOODLANDS
PROPOSED LAND USE:	MULTI-FAMILY
EXISTING ZONE:	MU
ACREAGE:	31.34 AC.
SITE DENSITY PERMITTED:	/3,000 SQ. FT. = 455 UNITS
PROVIDED:	444 UNITS

BULK REGULATIONS	MULTI-FAMILY
MINIMUM SITE SIZE:	5 ACRES
PROVIDED:	(31.34 AC.)
MINIMUM LOT AREA:	6,000 SQ. FT.
MINIMUM LOT WIDTH:	60 FT.
MINIMUM BUILDING SETBACK	
FRONT YARD:	20 FT.
SIDE YARD:	10 FT.
REAR YARD:	15 FT.
MINIMUM BUILDING SETBACK (COLLECTOR):	N/A
SITE AREA PER UNIT REQUIRED:	3,000 SQ. FT.
(PROVIDED):	(3,007 SQ. FT.)
MAXIMUM BUILDING HEIGHT:	40 FT. (AS APPROVED BY CITY COUNCIL)
(PROVIDED):	37'-0 8/8"
MAXIMUM FLOOR AREA RATIO ALLOWED:	N/A
(PROVIDED):	0.43
MAXIMUM COVERAGE:	N/A
(PROVIDED):	210,510 SQ. FT./ 1,365,170 SQ. FT. = 15.4%

OPEN SPACE CALCULATIONS

	MULTI-FAMILY
BUILDING COVERAGE:	217,774 SQ. FT. (16.0%)
HARD SURFACE:	426,810 SQ. FT. (31.2%)
OPEN SPACE:	702,810 SQ. FT. (52.8%)

BUFFER YARD REQUIREMENTS

ZONE MU ADJACENT TO PLATTED/DEVELOPED ZONE MU:	10'
ZONE MU ADJACENT TO PLATTED/DEVELOPED ZONE PGC:	25'

PARKING REQUIREMENTS

	MULTI-FAMILY
SPACES:	2 PER DWELLING UNIT
SPACES REQUIRED:	888
REGULAR SPACES PROVIDED:	788 (INCL. 18 ACCESSIBLE)
ACCESSIBLE PARKING REQUIRED:	18 (2% ~~OF TOTAL~~)
GARAGE SPACES PROVIDED:	100
TOTAL SPACES PROVIDED:	888

ESTIMATED SCHEDULE OF DEVELOPMENT
MULTI-FAMILY DEVELOPMENT TO BEGIN IN SEPT. OF 2015 AND BE COMPLETED IN SEPT. OF 2018.

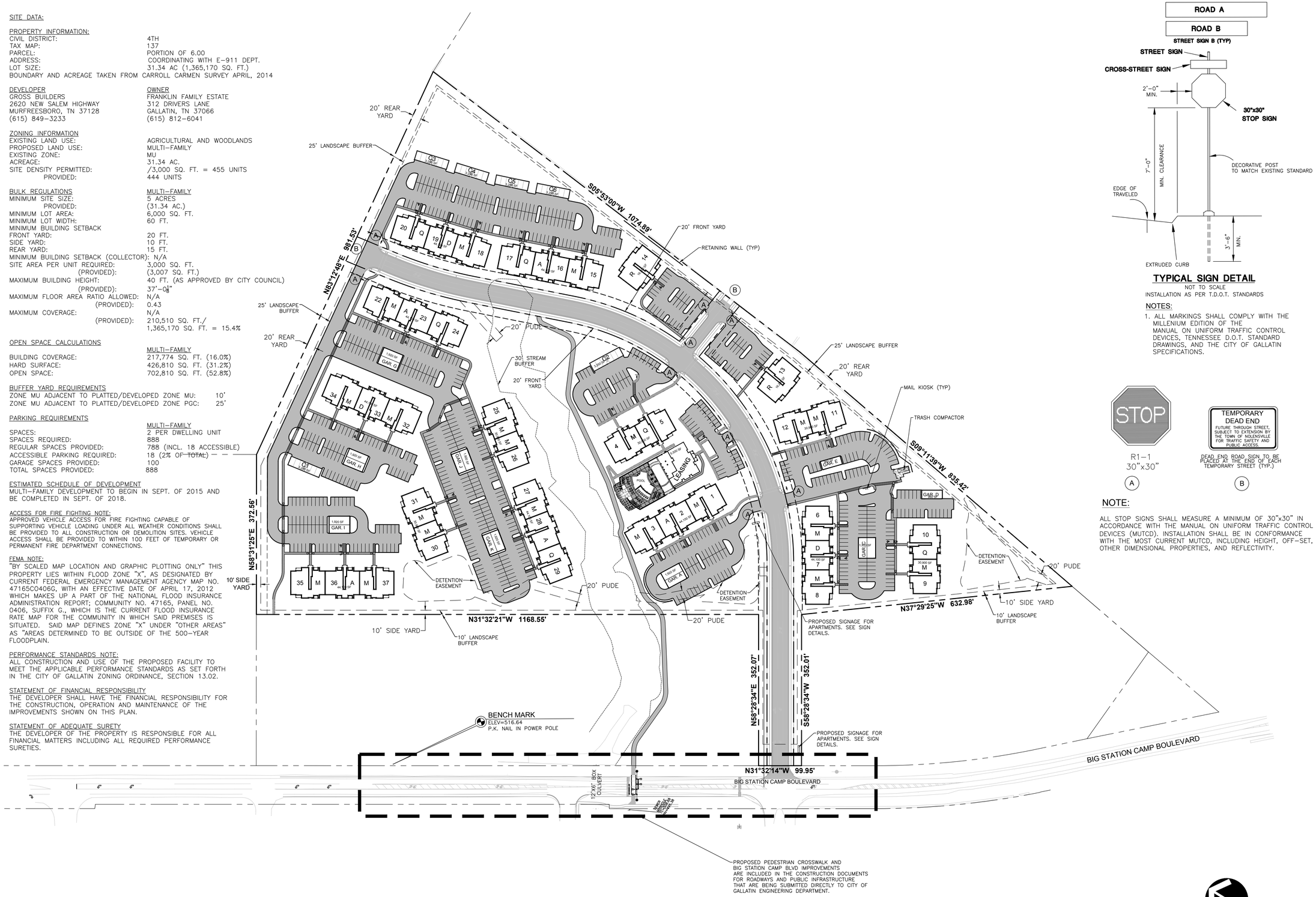
ACCESS FOR FIRE FIGHTING NOTE:
APPROVED VEHICLE ACCESS FOR FIRE FIGHTING CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS.

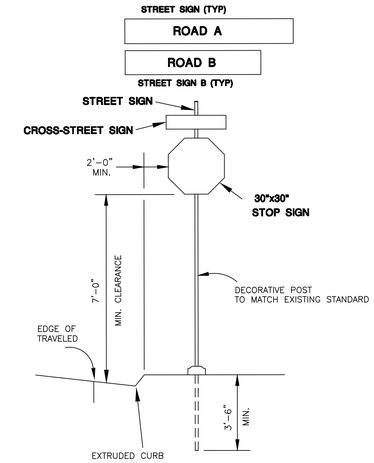
FEMA NOTE:
"BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY" THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47165C0406G, WITH AN EFFECTIVE DATE OF APRIL 17, 2012 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47165, PANEL NO. 0406, SUFFIX G., WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS "AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.

PERFORMANCE STANDARDS NOTE:
ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.

STATEMENT OF FINANCIAL RESPONSIBILITY
THE DEVELOPER SHALL HAVE THE FINANCIAL RESPONSIBILITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

STATEMENT OF ADEQUATE SURETY
THE DEVELOPER OF THE PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS INCLUDING ALL REQUIRED PERFORMANCE SURETIES.





TYPICAL SIGN DETAIL

NOT TO SCALE
INSTALLATION AS PER T.D.O.T. STANDARDS

NOTES:

1. ALL MARKINGS SHALL COMPLY WITH THE MILLENIUM EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TENNESSEE D.O.T. STANDARD DRAWINGS, AND THE CITY OF GALLATIN SPECIFICATIONS.

R1-1
30"x30"
(A)

DEAD END ROAD SIGN TO BE PLACED AT THE END OF EACH TEMPORARY STREET (TYP.)
(B)

NOTE:

ALL STOP SIGNS SHALL MEASURE A MINIMUM OF 30"x30" IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT MUTCD, INCLUDING HEIGHT, OFF-SET, OTHER DIMENSIONAL PROPERTIES, AND REFLECTIVITY.

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NASHVILLE
1100 CHURCH STREET
P.O. BOX 200070
NASHVILLE, TN 37206
(615) 244-8591
• www.ragansmith.com •

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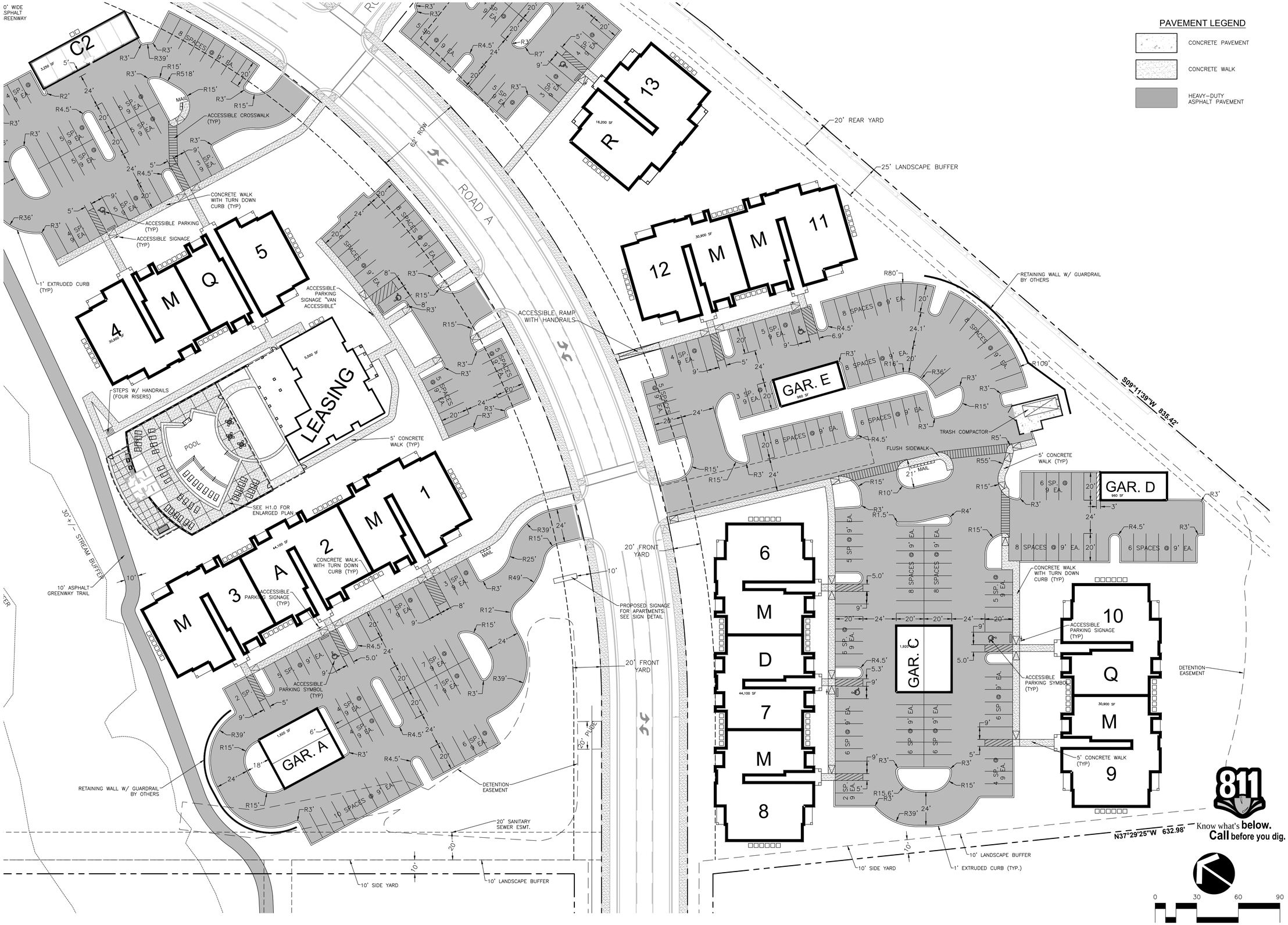
REV.	DATE	REVISIONS
4	07/16/15	(JDK) REV. PER STAFF COMMENTS

JOB NO.	WK. ORDER 04-046 9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=100'
DATE:	JUNE 24, 2015

OVERALL LAYOUT AND SIGNAGE PLAN

C1.0

G:\04046-BERG-COVE ENGINEERING\PLAN SHEETS\SITE PLAN\C1.0 BERG SITE OVLY LAYT.DWG
PLOTTED BY DAVID KIRKHAM ON: 7/16/2015 2:28 PM LAST UPDATED BY L.KILGORE ON: 7/16/2015 12:36 PM



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2400 ELIZABETH AVE.
NASHVILLE, TN. 37206
(615) 244-8591

CHATTANOOGA
1410 COMMERCE STREET
SUITE 200
CHATTANOOGA, TN. 37402
(423) 490-9400

www.ragansmith.com

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ENLARGED LAYOUT PLAN

C1.1

G:\RAMI-BERR\CIVIL ENGINEERING\PLAN SHEET\SITE PLAN\C1.1 MASTER LAYOUT SIGN.DWG
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Know what's **below.** **Call** before you dig.

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CHATTANOOGA
1410 COMMERCE STREET
SUITE 200
CHATTANOOGA, TN 37405
(423) 490-9400

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NO. 108400
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REVERE APARTMENTS

FOR

GROSS BUILDERS

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

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ENLARGED LAYOUT PLAN

C1.2

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NASHVILLE
P.O. BOX 200010
2400 ROSA L. PARKS BLVD.
NASHVILLE, TN 37206
(615) 244-8591

CHATTANOOGA
1410 COMMERCE STREET, SUITE 200
CHATTANOOGA, TN 37405
(423) 490-9400

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REVERE APARTMENTS

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REVISIONS
07/16/15 (JDK) REV. PER STAFF COMMENTS

ENLARGED LAYOUT PLAN

C1.3

G:\RAN-MRS\1-CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\C1.1-SITE LAYOUT SIGN.DWG
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(423) 490-9400

NASHVILLE
P.O. BOX 200010, 37203
2400 MALLORY LANE, STE. 200
(615) 244-8591

www.ragansmith.com

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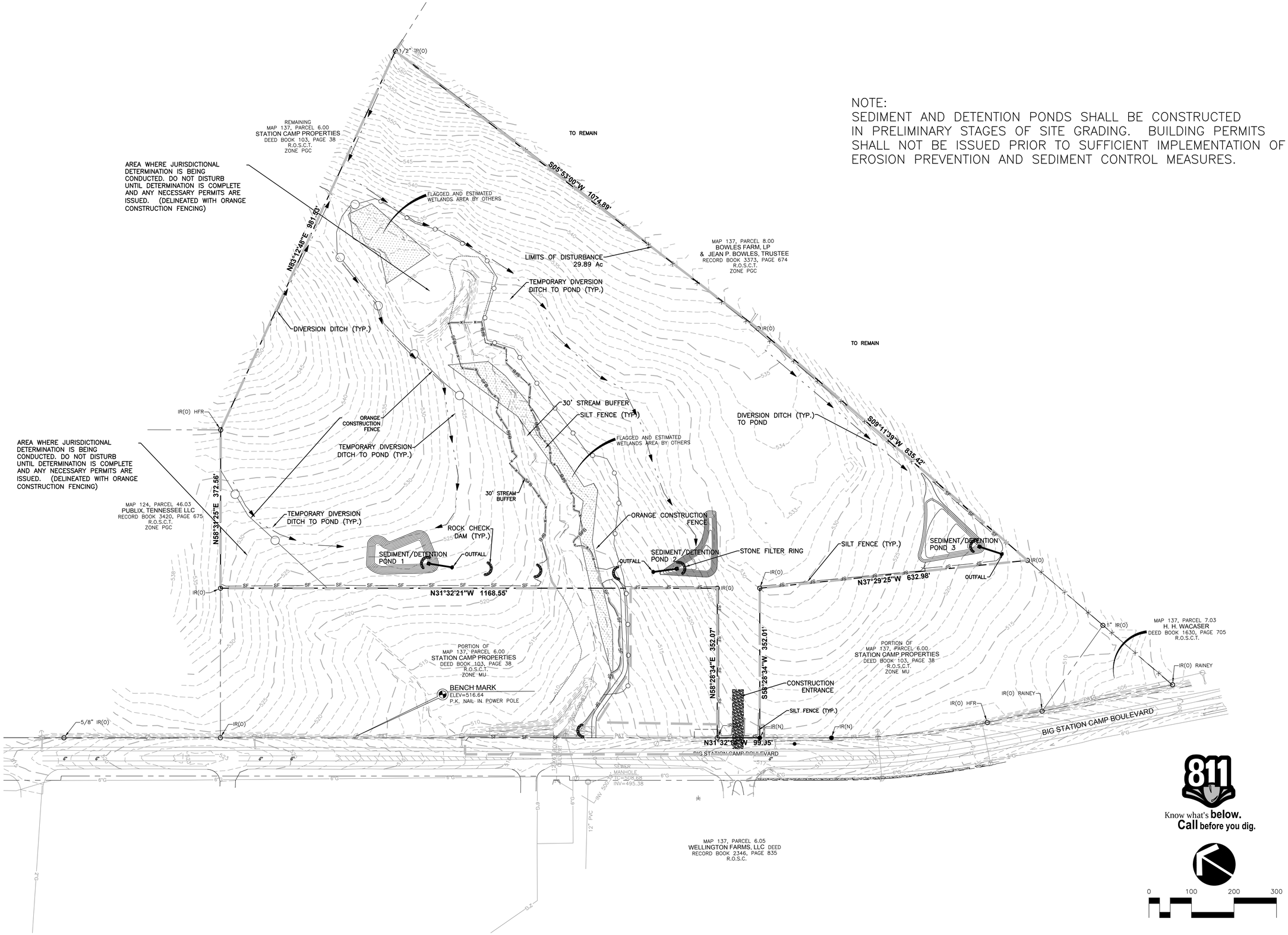
ENLARGED LAYOUT PLAN

C1.4

G:\04046-BERG-CITY OF GALLATIN\CIVIL ENGINEERING\04-046 SITE PLAN\C1.4 LAYOUT SIGN.DWG
PLOTTED BY DAVID KIRKHAM ON: 7/16/2015 2:28 PM LAST UPDATED BY: LJK ON: 7/16/2015 12:37 PM

NOTE:
SEDIMENT AND DETENTION PONDS SHALL BE CONSTRUCTED IN PRELIMINARY STAGES OF SITE GRADING. BUILDING PERMITS SHALL NOT BE ISSUED PRIOR TO SUFFICIENT IMPLEMENTATION OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.



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STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN
REVERE APARTMENTS
FOR
GROSS BUILDERS
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	WK. ORDER 9835
04-046	
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=100'
DATE:	JUNE 24, 2015

07/16/15 (JDK) REV. PER STAFF COMMENTS
REVISIONS

INITIAL EROSION CONTROL PLAN

C2.1

G:\0446-BGR\-CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\C2.0 BGS LET MYF ER.DWG
PLOTTED BY DAVID KIRKHAM ON: 7/16/2015 2:29 PM LAST UPDATED BY JDK ON: 7/16/2015 2:02 PM

NOTE:
SEDIMENT AND DETENTION PONDS SHALL BE CONSTRUCTED IN PRELIMINARY STAGES OF SITE GRADING. BUILDING PERMITS SHALL NOT BE ISSUED PRIOR TO SUFFICIENT IMPLEMENTATION OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.

*DRAINAGE STRUCTURE SCHEDULE
SEE SHEET C5.1

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FINAL MASTER DEVELOPMENT PLAN
FOR
REVERE APARTMENTS
FOR
GROSS BUILDERS
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=60'
DATE:	JUNE 24, 2015

07/16/15 (JDK) REV. PER TAPP COMMENTS
REVISIONS

OVERALL GRADING PLAN

C3.0

G:\0046-BERI (CHA, ENGINEERING)\PLAN SHEETS\SITE PLAN\C3.0 GRDG SITE (DWG DRAWING)
PLOTTED BY DAVID KIRKHAM ON: 7/16/2015 2:36 PM LAST UPDATED BY JON ON: 7/16/2015 1:36 PM

NOTE:
ROADWAY AND PUBLIC INFRASTRUCTURE PLANS TO BE SUBMITTED DIRECTLY TO CITY OF GALLATIN ENGINEERING DEPARTMENT.

NOTE:
SEDIMENT AND DETENTION PONDS SHALL BE CONSTRUCTED IN PRELIMINARY STAGES OF SITE GRADING. BUILDING PERMITS SHALL NOT BE ISSUED PRIOR TO SUFFICIENT IMPLEMENTATION OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.

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FINAL MASTER DEVELOPMENT PLAN
REVERE APARTMENTS
FOR
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CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=30'
DATE:	JUNE 24, 2015
REVISIONS	

ENLARGED GRADING PLAN

C3.1

C:\RAGAN-SERVI-CIVIL ENGINEERS\PROJ\PLAN SHEET\SITE PLAN\C3.1 MSS ST GRAD DRAIN.DWG
PLOTTED BY DAVID KIRKHAM ON: 7/10/2015 4:43 PM LAST UPDATED BY JOR ON: 7/10/2015 4:41 PM

NOTE:
ROADWAY AND PUBLIC INFRASTRUCTURE PLANS TO BE SUBMITTED DIRECTLY TO CITY OF GALLATIN ENGINEERING DEPARTMENT.

NOTE:
SEDIMENT AND DETENTION PONDS SHALL BE CONSTRUCTED IN PRELIMINARY STAGES OF SITE GRADING. BUILDING PERMITS SHALL NOT BE ISSUED PRIOR TO SUFFICIENT IMPLEMENTATION OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.

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CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=30'
DATE:	JUNE 24, 2015

REVISIONS

ENLARGED GRADING PLAN

C3.2

G:\RAMI-WRD\1-CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\C3.1 GRADE DRAIN.DWG
PLOTTED BY: DAVID KIRKHAM ON: 7/10/2015 2:43 PM LAST UPDATED BY: JON CH. 7/10/2015 2:43 PM

NOTE:
ROADWAY AND PUBLIC INFRASTRUCTURE PLANS TO BE SUBMITTED DIRECTLY TO CITY OF GALLATIN ENGINEERING DEPARTMENT.

NOTE:
SEDIMENT AND DETENTION PONDS SHALL BE CONSTRUCTED IN PRELIMINARY STAGES OF SITE GRADING. BUILDING PERMITS SHALL NOT BE ISSUED PRIOR TO SUFFICIENT IMPLEMENTATION OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.

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FOR
GROSS BUILDERS
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=30'
DATE:	JUNE 24, 2015
REVISIONS	

ENLARGED GRADING PLAN

C3.3

G:\0046-BERI-CHA, ENGINEERING\PLAN SHEETS\SITE PLAN\C3.1-9D5-ST-GRAD-PLAN.DWG
PLOTTED BY: DAVID KIRKHAM ON: 7/16/2015 2:43 PM LAST UPDATED BY: JON ON: 7/16/2015 2:41 PM

NOTE:
SEDIMENT AND DETENTION PONDS SHALL BE CONSTRUCTED IN PRELIMINARY STAGES OF SITE GRADING. BUILDING PERMITS SHALL NOT BE ISSUED PRIOR TO SUFFICIENT IMPLEMENTATION OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.

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FINAL MASTER DEVELOPMENT PLAN
REVEREE APARTMENTS
FOR
GROSS BUILDERS
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	WK. ORDER 9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=30'
DATE:	JUNE 24, 2015
REVISIONS	

ENLARGED GRADING PLAN

C3.4

G:\RAGAN-NEW\-CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\C3.3 MSD SITE GRAD DRAIN.DWG
PLOTTED BY DAVID KIRKHAM ON 7/10/2015 2:46 PM LAST UPDATED BY JOR.CAN 7/10/2015 2:41 PM

FINAL STABILIZATION NOTE
ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED/STRAW, SODDING, MULCH, OR OTHER APPROVED MEANS.

811
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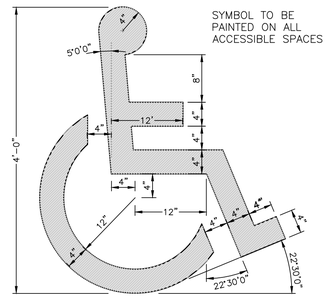
FINAL MASTER DEVELOPMENT PLAN
FOR
REVERE APARTMENTS
FOR
GROSS BUILDERS
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	WK. ORDER 9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=60'
DATE:	JUNE 24, 2015

07/16/15 (JDK) REV. PER MAT COMMENTS
REVISIONS

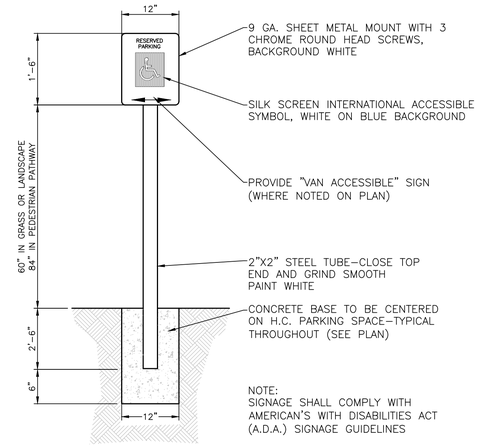
FINAL EROSION CONTROL

C3.5



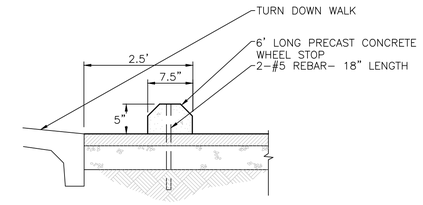
PAINTED ACCESSIBLE SYMBOL

NOT TO SCALE



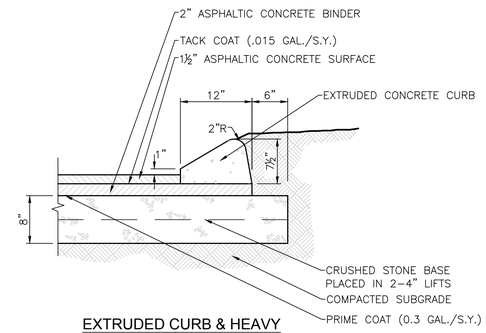
EXTERIOR ACCESSIBLE SIGN

NOT TO SCALE



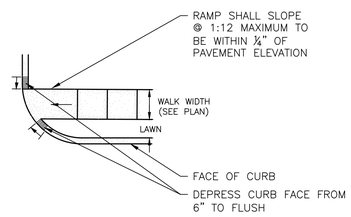
PRECAST CONCRETE WHEEL STOP

NOT TO SCALE



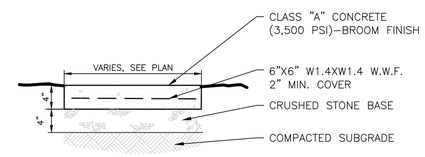
EXTRUDED CURB & HEAVY DUTY PAVEMENT

NOT TO SCALE



ACCESSIBLE RAMP

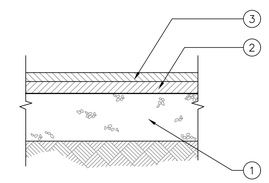
NOT TO SCALE



NOTE:
CONTROL JOIN EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.

CONCRETE WALK

NOT TO SCALE



NOTES:

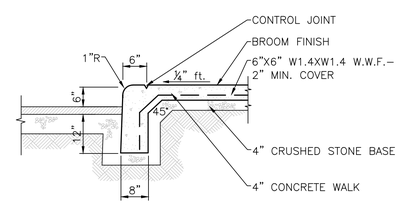
1. THIS PAVEMENT SECTION IS BASED ON TYPICAL AREA SOIL TYPES, SITE CONDITIONS AND LOADING. CONTRACTOR SHALL REFER TO GEOTECHNICAL STUDY FOR SITE SPECIFIC PAVEMENT RECOMMENDATIONS.
2. REFER TO "TDOT STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION" FOR PAVING MATERIALS AND SPECIFICATIONS.

HEAVY DUTY PAVEMENT

NOT TO SCALE

PROPOSED PAVEMENT SCHEDULE

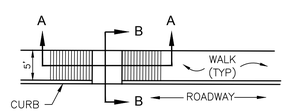
	MATERIAL	THICKNESS (INCHES)	TDOT GRADING
1.	AGGREGATE BASE	8	C or D
2.	ASPHALT BASE	2	B–M
3.	ASPHALT SURFACE	1.5	E



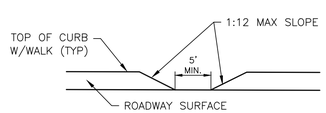
NOTE:
CONTROL JOINT EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.

CONCRETE WALK & TURN DOWN CURB

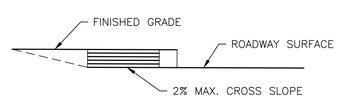
NOT TO SCALE



PLAN



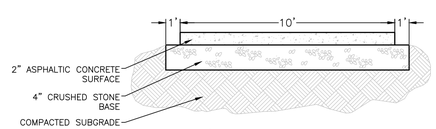
SECTION A-A



SECTION B-B

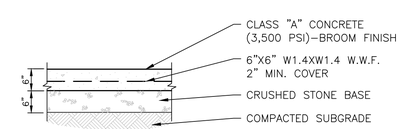
ACCESSIBLE RAMP

NOT TO SCALE



GREENWAY PAVEMENT

NOT TO SCALE



NOTE:
CONTROL JOIN EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.

CONCRETE PAVEMENT

NOT TO SCALE

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FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS

FOR

GROSS BUILDERS

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

REVISIONS	
1	07/16/15 (JDK) REV. PER STAFF COMMENTS
2	----
3	----
4	----
5	----

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	N.T.S.
DATE:	JUNE 24, 2015

CIVIL DETAILS

C5.0

G:\RAMS-MERV\-CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\DWGS\5-9935 ST CIV DETAILS.DWG
PLOTTED BY DAVID KIRKHAM ON 7/16/2015 2:31 PM LAST UPDATED BY JDKCIN 7/16/2015 1:47 PM

DRAINAGE STRUCTURE SCHEDULE				
NO.	TYPE*	CASTING	RIM	INVERTS
1	HEADWALL	---	---	512.55 (2)
2	SINGLE CURB INLET	3300	516.20	512.70 (1) 512.70 (4) 512.70 (3)
3	SINGLE CURB INLET	3300	516.64	513.00 (2)
4	SINGLE CURB INLET	3300	523.51	519.41 (2) 519.61 (5)
5	SINGLE CURB INLET	3300	523.52	520.00 (4)
6	HEADWALL	---	---	519.23 (7)
7	DOUBLE CURB INLET	3300	526.87	519.57 (6) 522.77 (8) 519.77 (9)
8	DOUBLE CURB INLET	3300	526.67	523.16 (7)
9	SINGLE CURB INLET	3300	528.39	521.66 (7) 524.56 (11) 521.86 (12) 523.05 (10)
10	SINGLE GRATE INLET	4310	527.68	523.55 (9) 523.55 (81)
11	SINGLE CURB INLET	3300	528.45	524.95 (9)
12	SINGLE CURB INLET	3300	530.22	523.62 (9) 524.12 (14) 524.56 (13)
13	SINGLE GRATE INLET	4310	527.92	525.10 (12)
14	SINGLE CURB INLET	3300	532.39	525.41 (12) 525.61 (19) 527.83 (15)
15	SINGLE CURB INLET	3300	532.40	528.23 (14) 528.43 (18) 528.43 (16)
16	SINGLE CURB INLET	3300	532.27	528.63 (15) 528.83 (17)
17	SINGLE CURB INLET	3300	532.28	529.07 (16)
18	SINGLE CURB INLET	3300	533.83	530.62 (15)
19	SINGLE CURB INLET	3300	533.94	527.11 (14) 528.41 (27) 527.31 (20)
20	SINGLE CURB INLET	3300	534.00	527.51 (19) 527.71 (21)
21	SINGLE GRATE INLET	4310	535.86	528.31 (20) 528.51 (22)
22	SINGLE GRATE INLET	4310	536.60	528.61 (21) 528.81 (23)
23	SINGLE GRATE INLET	4310	536.48	529.61 (22) 529.81 (24)
24	SINGLE GRATE INLET	4310	535.33	530.67 (23) 530.87 (25)
25	DOUBLE GRATE INLET	4310	534.79	531.29 (24) 531.74 (26)
26	SINGLE GRATE INLET	4310	536.64	533.13 (25)
27	SINGLE CURB INLET	3300	534.04	529.91 (19) 530.11 (28)
28	SINGLE CURB INLET	3300	534.04	530.50 (27)

DRAINAGE STRUCTURE SCHEDULE				
NO.	TYPE*	CASTING	RIM	INVERTS
29	HEADWALL	----	---	524.80 (30)
30	DOUBLE CURB INLET	3300	532.35	526.01 (29) 526.01 (32) 528.49 (31)
31	DOUBLE CURB INLET	3300	532.35	528.88 (30)
32	SINGLE CURB INLET	3300	533.90	528.06 (30) 530.15 (34) 528.06 (33)
33	SINGLE CURB INLET	3300	533.91	528.45 (32) 530.43 (35) 528.45 (36)
34	SINGLE CURB INLET	3300	534.02	530.50 (32)
35	SINGLE CURB INLET	3300	534.52	531.00 (33)
36	HEADWALL	----		529.00 (33)
37	HEADWALL	----	---	520.00 (38)
38	DOUBLE GRATE INLET	4310	528.87	520.42 (37) 520.42 (39)
39	SINGLE GRATE INLET	4310	530.72	521.73 (38) 521.73 (41) 523.76 (40)
40	DOUBLE GRATE INLET	4310	529.55	526.00 (39)
41	SINGLE GRATE INLET	4310	530.18	522.21 (39) 522.71 (42)
42	SINGLE GRATE INLET	4310	530.95	523.17 (41) 523.17 (43)
43	SINGLE GRATE INLET	4310	528.53	525.00 (42) 525.00 (44)
44	SINGLE GRATE INLET	4310	528.85	525.25 (43) 525.25 (45)
45	SINGLE GRATE INLET	4310	530.82	527.68 (44) 527.88 (46)
46	SINGLE GRATE INLET	4310	532.57	529.00 (45)
47	HEADWALL	----	---	519.19 (48)
48	SINGLE GRATE INLET	4310	525.09	519.50 (47)
49	HEADWALL	----	---	514.00 (50)
50	SINGLE GRATE INLET	4310	522.97	519.65 (51) 514.62 (52) 514.42 (49)
51	SINGLE GRATE INLET	4310	523.95	520.45 (50)
52	SINGLE GRATE INLET	4310	524.00	515.64 (50) 515.84 (53)
53	OUTLET CONTROL STRUCTURE	SEE DETAIL, SHEET C5.2		
54	HEADWALL	----	---	516.50 (55)
55	SINGLE GRATE INLET	4310	525.04	517.08 (54) 517.08 (56)
56	SINGLE GRATE INLET	4310	525.60	517.48 (55) 517.58 (57)

SEE DETAIL, SHEET C5.2 AS SHOWN

DRAINAGE STRUCTURE SCHEDULE				
NO.	TYPE*	CASTING	RIM	INVERTS
57	OUTLET CONTROL STRUCTURE	SEE DETAIL, SHEET C5.2		
58	HEADWALL	---	---	520.08 (59)
59	SINGLE GRATE INLET	4310	525.97	520.46 (58) 520.96 (60)
60	SINGLE GRATE INLET	4310	526.05	521.85 (59) 522.05 (61)
61	SINGLE GRATE INLET	4310	528.52	523.50 (60) 523.70 (65) 524.50 (62)
62	SINGLE GRATE INLET	4310	529.75	525.54 (61) 525.74 (63)
63	DOUBLE GRATE INLET	4310	531.73	528.03 (62) 528.23 (64)
64	SINGLE GRATE INLET	4310	534.72	531.20 (63)
65	SINGLE GRATE INLET	4310	530.10	526.00 (61) 526.50 (68) 526.50 (66)
66	SINGLE GRATE INLET	4310	531.80	527.58 (65) 527.78 (67)
67	SINGLE GRATE INLET	4310	534.70	531.19 (66)
68	SINGLE GRATE INLET	4310	530.82	527.12 (65) 527.32 (69)
69	SINGLE GRATE INLET	4310	533.50	529.80 (68) 530.00 (70)
70	SINGLE GRATE INLET	4310	534.77	531.27 (69)
71	HEADWALL ---	---	---	523.50 (72)
72	DOUBLE GRATE INLET	4310	528.13	524.13 (71) 524.63 (73)
73	SINGLE GRATE INLET	4310	530.63	525.65 (72) 526.60 (76) 525.85 (74)
74	SINGLE GRATE INLET	4310	531.65	526.80 (73) 527.00 (75)
75	SINGLE GRATE INLET	4310	535.56	532.05 (74)
76	SINGLE GRATE INLET	4310	533.29	529.79 (73)
77	HEADWALL ---	---	---	516.14 (78)
78	OUTLET CONTROL STRUCTURE	SEE DETAIL, SHEET C5.2		
79	HEADWALL ---	---	---	521.00 (80)
80	DOUBLE GRATE INLET	4310	524.97	521.30 (79)
81	SINGLE GRATE INLET	4310	527.15	524.15 (10)

NOTE:
ALL CASTINGS TO BE JOHN BOUCHARD & SONS OR EQUAL

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
1-2	18" RCP	15'	0.99%
2-3	18" RCP	41'	0.73%
2-4	18" RCP	232'	2.89%
4-5	18" RCP	39'	1.01%
6-7	30" RCP	34'	1.01%
7-8	18" RCP	39'	1.00%
7-9	30" RCP	189'	1.00%
9-10	15" RCP	50'	1.01%
9-11	18" RCP	39'	1.00%
9-12	30" RCP	176'	1.00%
10-81	15" RCP	61'	0.99%
12-13	15" RCP	104'	0.52%
12-14	30" RCP	209'	0.62%
14-15	18" RCP	39'	1.02%
14-19	30" RCP	150'	1.00%
15-16	15" RCP	20'	1.02%
15-18	15" RCP	27'	8.09%
16-17	15" RCP	24'	1.01%
19-20	30" RCP	39'	0.51%
19-27	18" RCP	150'	1.00%
20-21	24" RCP	110'	0.54%
21-22	24" RCP	20'	0.51%
22-23	24" RCP	158'	0.51%
23-24	18" RCP	86'	1.00%
24-25	18" RCP	42'	1.00%

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
25-26	15" RCP	138'	1.01%
27-28	18" RCP	39'	1.00%
29-30	48" RCP	121'	1.00%
30-31	18" RCP	38'	1.01%
30-32	48" RCP	205'	1.00%
32-33	48" RCP	39'	1.01%
32-34	18" RCP	34'	1.02%
33-35	18" RCP	33'	1.72%
33-36	48" RCP	54'	1.02%
37-38	24" RCP	43'	0.98%
38-39	24" RCP	131'	1.00%
39-40	18" RCP	224'	1.00%
39-41	24" RCP	48'	1.00%
41-42	18" RCP	46'	0.99%
42-43	18" RCP	181'	1.01%
43-44	18" RCP	25'	1.02%
44-45	18" RCP	183'	1.33%
45-46	15" RCP	112'	1.00%
47-48	15" RCP	31'	0.99%
49-50	36" RCP	42'	1.00%
50-51	15" RCP	80'	1.00%
50-52	36" RCP	108'	0.94%
52-53	30" RCP	31'	0.52%
54-55	36" RCP	107'	0.54%
55-56	36" RCP	80'	0.50%

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
56-57	24" RCP	83'	0.51%
58-59	30" RCP	38'	1.00%
59-60	24" RCP	89'	1.00%
60-61	24" RCP	130'	1.12%
61-62	18" RCP	104'	1.00%
61-65	24" RCP	226'	1.02%
62-63	18" RCP	101'	2.27%
63-64	15" RCP	104'	2.86%
65-66	18" RCP	69'	1.56%
65-68	18" RCP	44'	1.42%
66-67	15" RCP	153'	2.23%
68-69	15" RCP	116'	2.13%
69-70	15" RCP	97'	1.31%
71-72	18" RCP	51'	1.23%
72-73	18" RCP	79'	1.29%
73-74	18" RCP	95'	1.00%
73-76	15" RCP	139'	2.29%
74-75	15" RCP	85'	5.93%
77-78	24" RCP	36'	1.00%
79-80	18" RCP	27'	1.12%

NOTE:
ALL PIPES TO BE RCP CLASS III
UNLESS OTHERWISE NOTED.

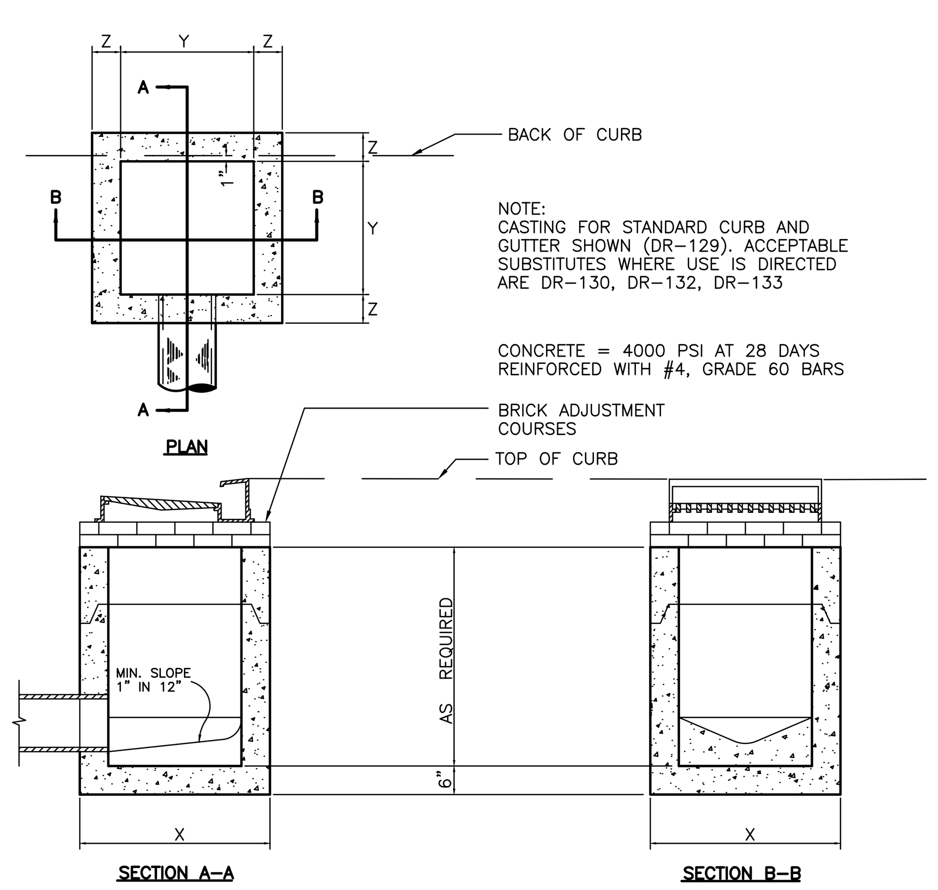


TABLE OF DIMENSIONS			
PIPE SIZES	X	Y	Z
18"	40"	28"	6"
24"	48"	32"	8"
30"	64"	48"	8"
36"	78"	62"	8"
42"	78"	62"	8"
48"	88"	72"	8"

SINGLE INLET (PRECAST)

NOT TO SCALE
SEE TABLE FOR MINIMUM DIMENSION
BASED ON PIPE SIZE

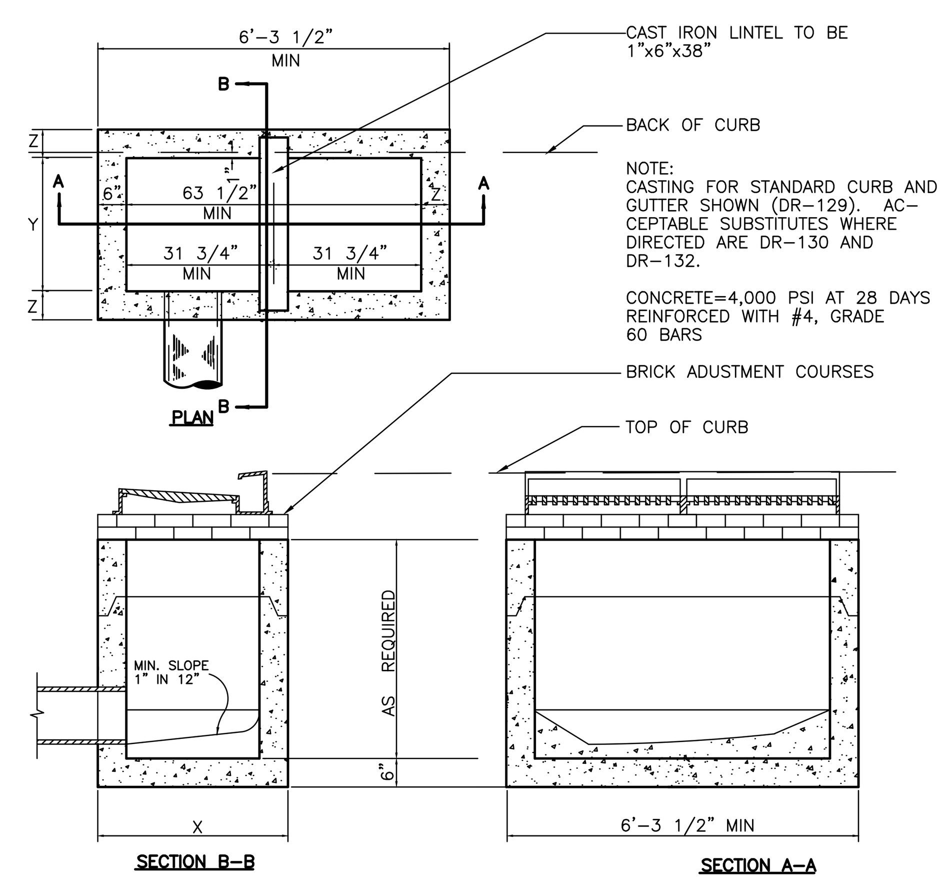
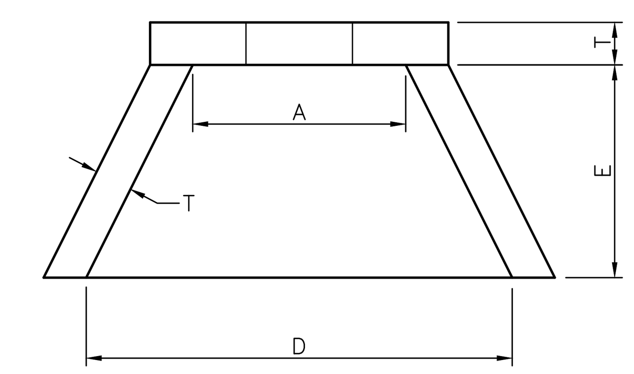


TABLE OF DIMENSIONS			
PIPE SIZES	X	Y	Z
18"	40"	28"	6"
24"	48"	32"	8"
30"	64"	48"	8"
36"	78"	62"	8"
42"	78"	62"	8"
48"	88"	72"	8"

DOUBLE INLET (PRECAST)

NOT TO SCALE
SEE TABLE FOR MINIMUM DIMENSION
BASED ON PIPE SIZE

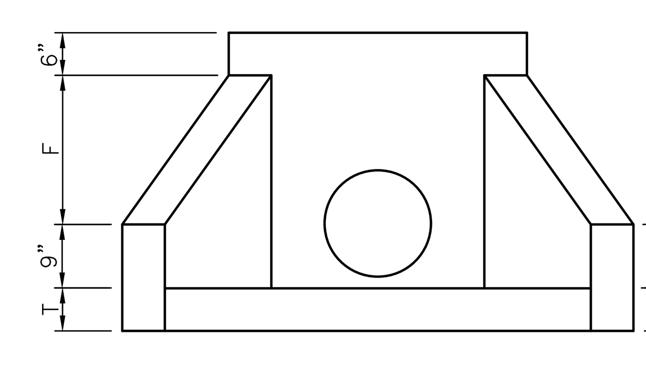


TOP VIEW

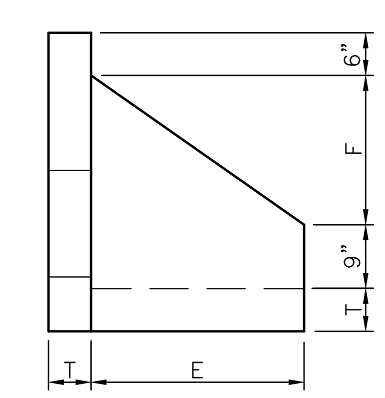
CONCRETE: 4000 PSI AT 28 DAYS
REINFORCED WITH NO. 4 BARS 10"C.C.
EACH WAY WITH WINGS AND TOE SLAB
DOGWELLED TO HEADWALL WITH NO.5 BARS.

¾" CHAMFER ON ALL EXPOSED EDGES

TABLE OF DIMENSIONS					
PIPE SIZES	A	D	E	F	T (MIN.)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-0"	3'-3"	6"
30"	4'-0"	6'-6"	3'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"	7'-0"	9'-5"	4'-6"	5'-9"	6"
60"	7'-0"	9'-5"	4'-6"	5'-9"	6"
66"	8'-6"	11'-0"	5'-6"	6'-11"	6"
72"	8'-6"	11'-0"	5'-6"	6'-11"	6"



FRONT VIEW



SIDE VIEW

METRO STANDARD DR-160

CONCRETE HEADWALL

NOT TO SCALE

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FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS

FOR

GROSS BUILDERS

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

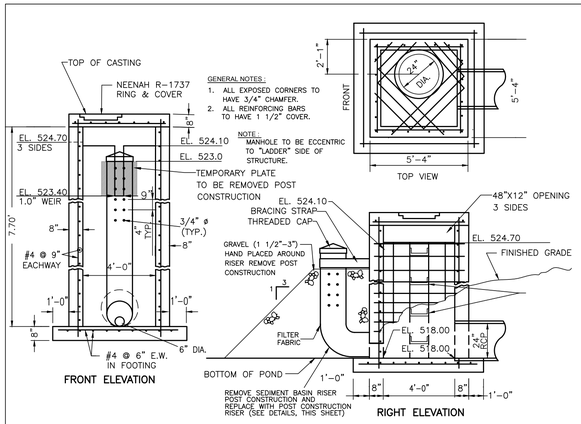
1 07/16/15 (JDK) REV. PER STAFF COMMENTS
REVISIONS

JOB NO. 04-046
WK. ORDER 9835
DESIGNED: J.KILGORE
DRAWN: D.KIRKHAM
SCALE: NTS
DATE: JUNE 24, 2015

CIVIL DETAILS

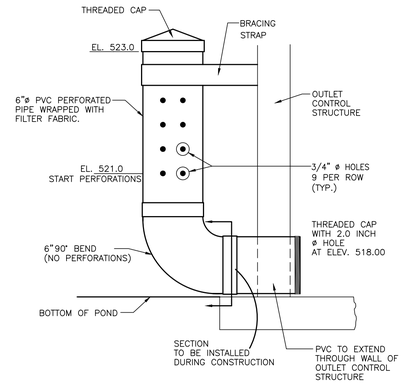
C5.1

G:\04046-9835\1-CIVIL ENGINEERING\PLAN SHEETS\SITE PLANS\C5.1 9835 ST CVL DETAILS.DWG LAST UPDATED BY JDK ON: 7/16/2015 1:47 PM
PLOTTED BY DAVID KIRKHAM ON: 7/16/2015 2:32 PM



OUTLET CONTROL STRUCTURE

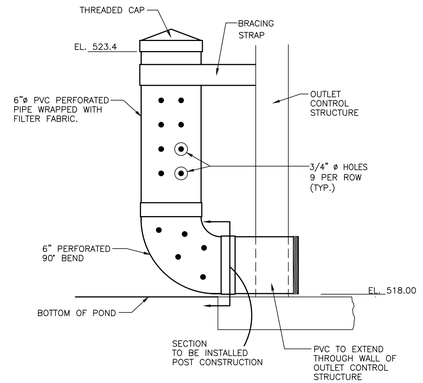
POND 1



SEDIMENT BASIN RISER DETAIL

NOT TO SCALE

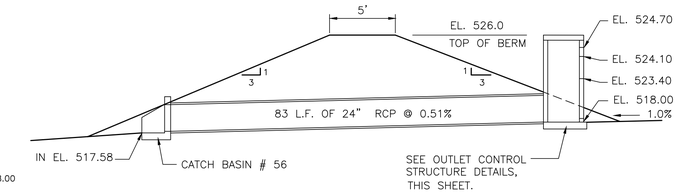
POND 1



POST-CONSTRUCTION RISER DETAIL

NOT TO SCALE

POND 1

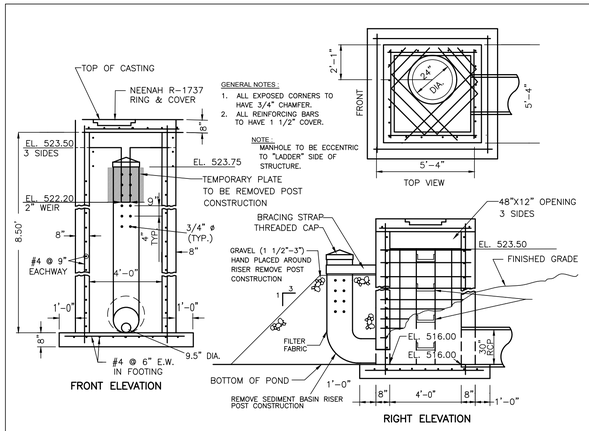


BERM/OUTLET DRAINAGE SECTION DETENTION POND

NOT TO SCALE

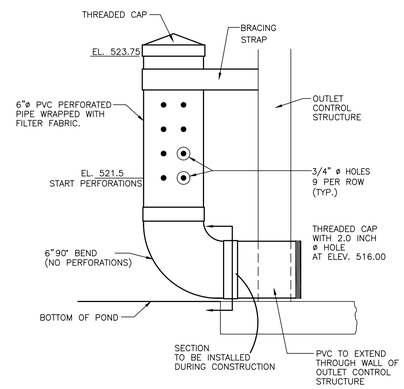
POND 1

POND 1



OUTLET CONTROL STRUCTURE

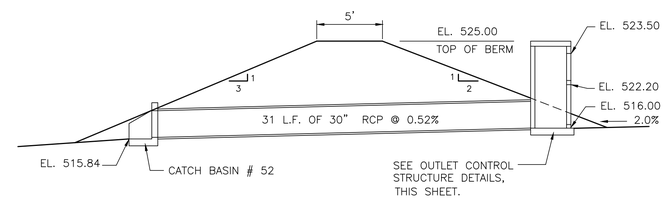
POND 2



SEDIMENT BASIN RISER DETAIL

NOT TO SCALE

POND B

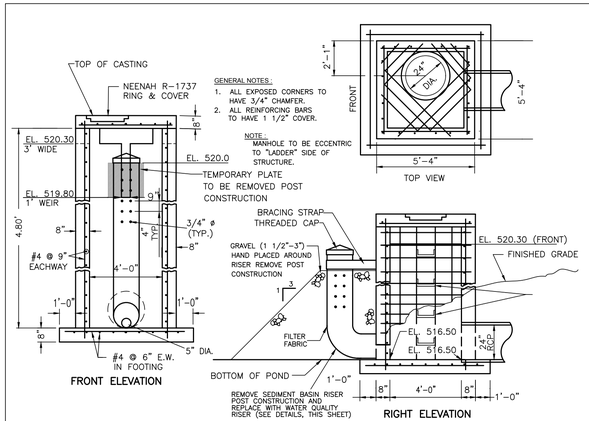


BERM/OUTLET DRAINAGE SECTION DETENTION POND

NOT TO SCALE

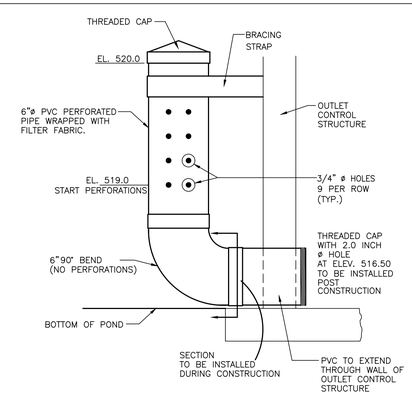
POND 2

POND 2



OUTLET CONTROL STRUCTURE

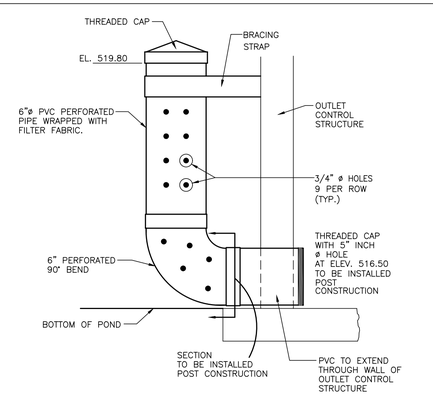
POND 3



SEDIMENT BASIN RISER DETAIL

NOT TO SCALE

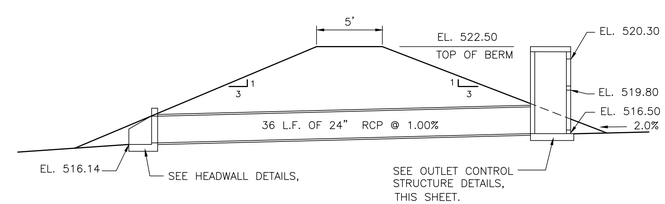
POND 3



POST-CONSTRUCTION RISER DETAIL

NOT TO SCALE

POND 3



BERM/OUTLET DRAINAGE SECTION DETENTION POND

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POND 3

POND 3

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NO. 108400
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS

FOR

GROSS BUILDERS

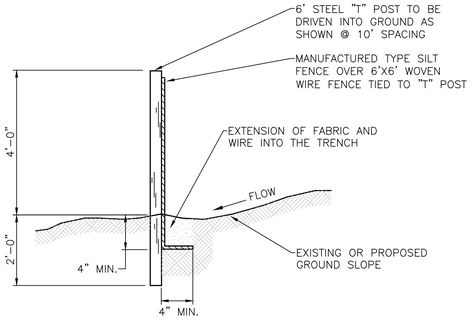
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	NTS
DATE:	JUNE 24, 2015
REVISIONS	

CIVIL DETAILS

C5.2

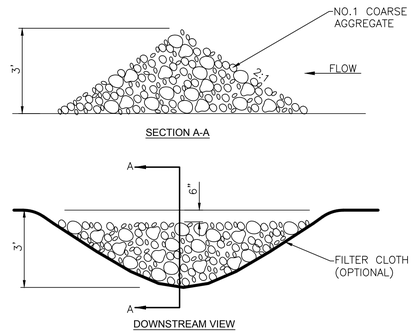
Q:\9835-REV-COVL ENGINEERING\PLAN SHEETS\RTF FILA\NOCA 2 9835 ST CVL DETAIL 5.DWG
PLOTTED BY DAVID KIRKHAM ON: 7/10/2015 2:32 PM LAST UPDATED BY LJK ON 6/23/2015 10:36 AM



TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS.

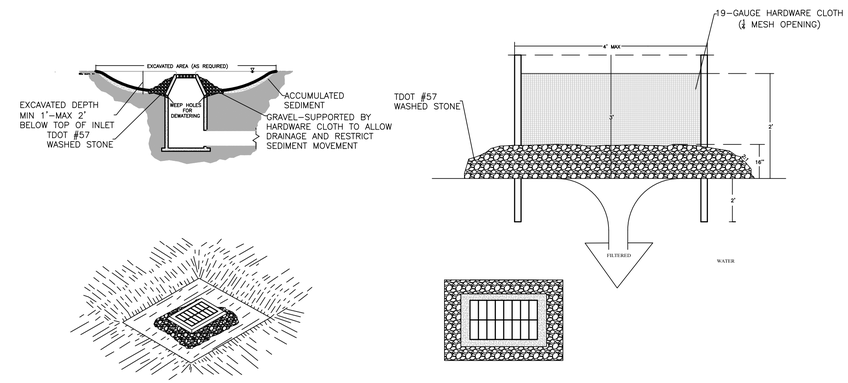
EROSION/SILTATION FENCE

NOT TO SCALE



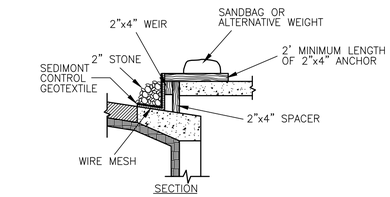
ROCK CHECK DAM

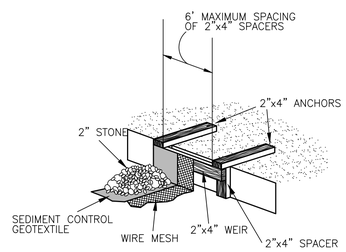
NOT TO SCALE



INLET PROTECTION

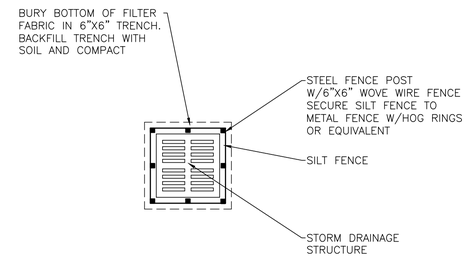
NOT TO SCALE





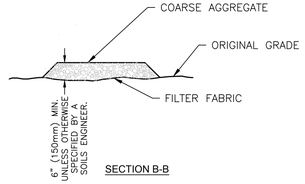
CURB INLET PROTECTION W/ FABRIC FENCE

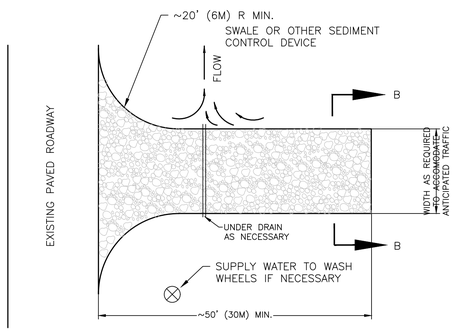
NOT TO SCALE



INLET PROTECTION W/FABRIC FENCE

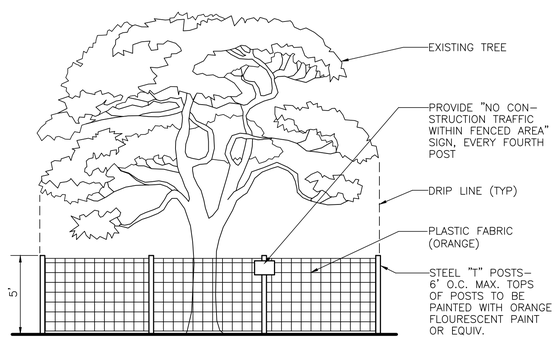
NOT TO SCALE





STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



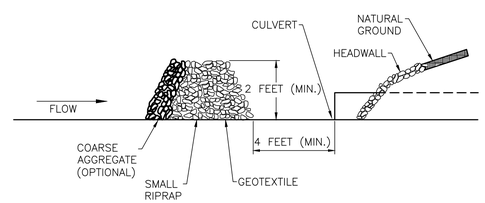
NOTE:

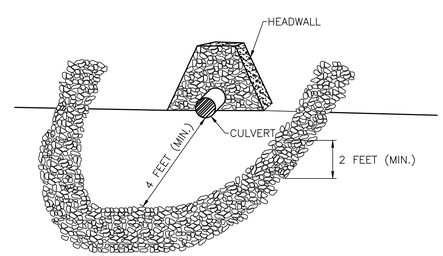
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

NOTE:
POSTS TO BE PLACED AT DRIP LINE- SEE PLANS FOR FENCE LOCATION.

TREE PROTECTION DETAIL

NOT TO SCALE





STONE FILTER RING

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NO. 108400
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS

FOR

GROSS BUILDERS

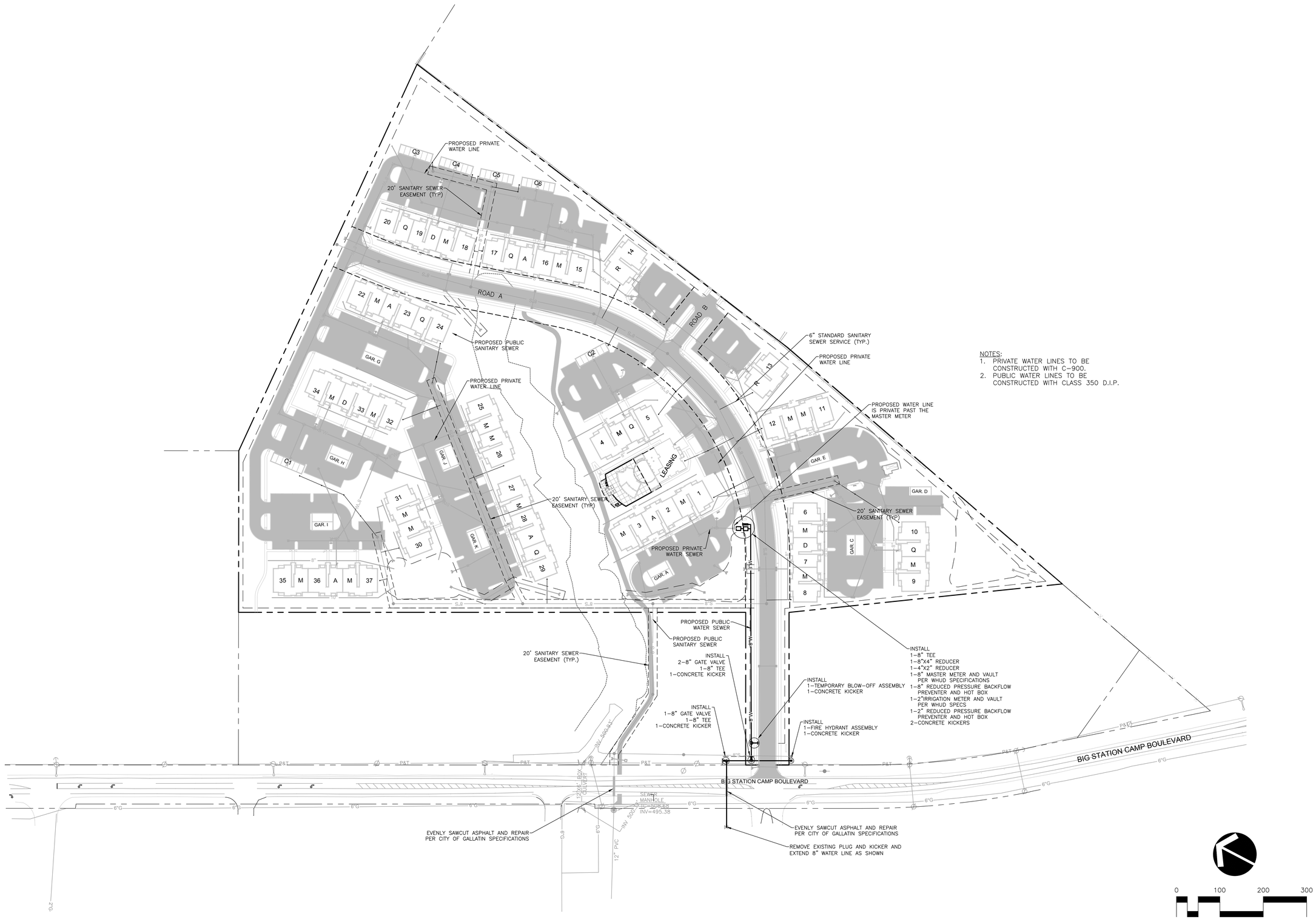
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	---
DATE:	JUNE 24, 2015
REVISIONS	

CIVIL DETAILS

C5.3

G:\0046-9835 (CIVIL ENGINEERING)\PLAN SHEETS\SITE PLAN\CD's 9835 ST CIVL DETAILS.DWG
PLOTTED BY DAVID KIRKHAM ON: 7/10/2015 2:32 PM LAST UPDATED BY RSB ON: 7/10/2015 10:12 AM



NOTES:
1. PRIVATE WATER LINES TO BE CONSTRUCTED WITH C-900.
2. PUBLIC WATER LINES TO BE CONSTRUCTED WITH CLASS 350 D.I.P.

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No. 108400
STATE OF TENNESSEE

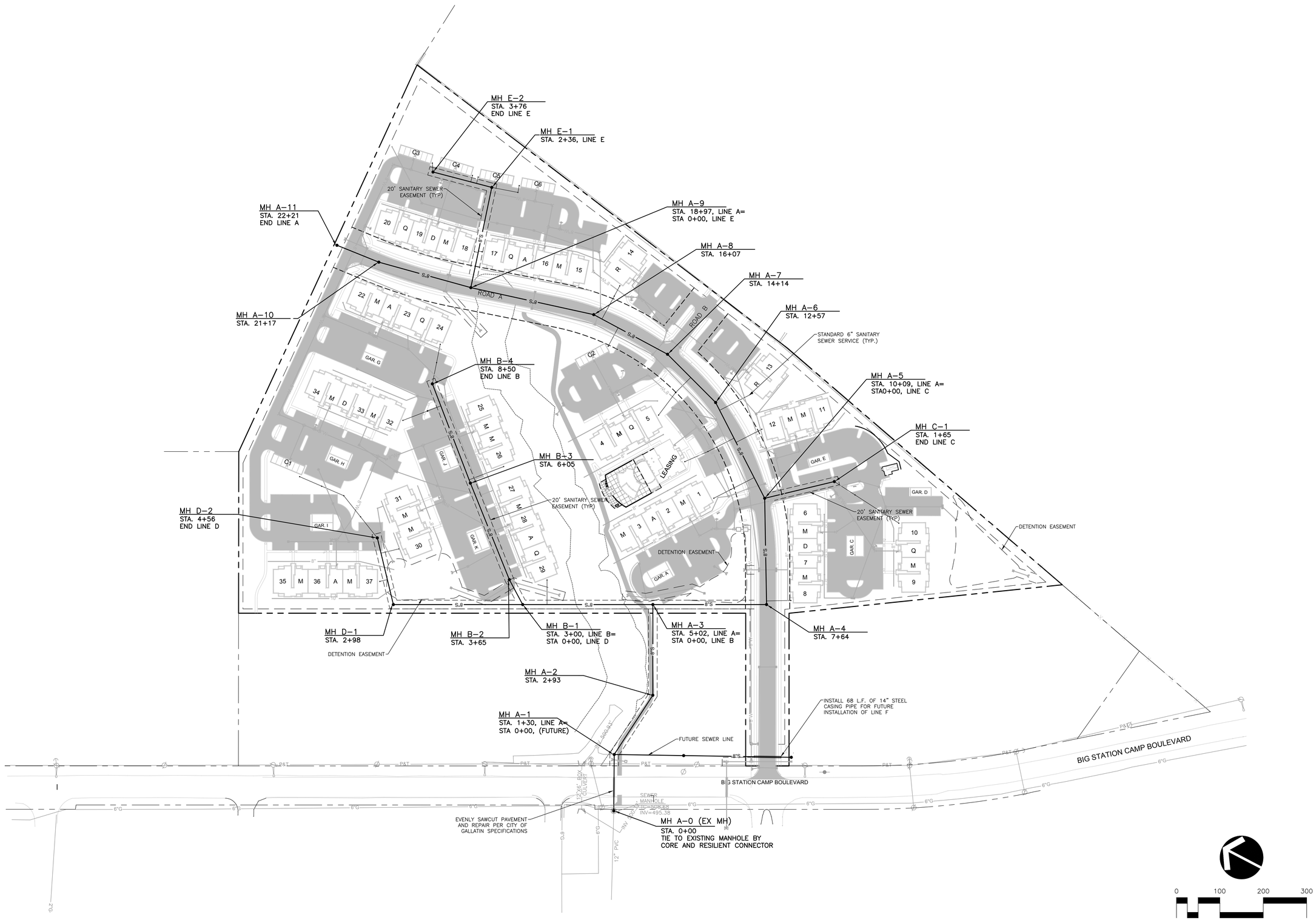
REVERE APARTMENTS
FOR
GROSS BUILDERS
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

REVISIONS	
0	07/16/15 (JDK) REV. PER STAFF COMMENTS

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=100'
DATE:	JUNE 24, 2015

OVERALL WATER PLAN

W1.0



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LAWRENCE J. KILGORE
REGISTERED ENGINEER
No. 108400
STATE OF TENNESSEE

REVERE APARTMENTS
FOR
GROSS BUILDERS

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

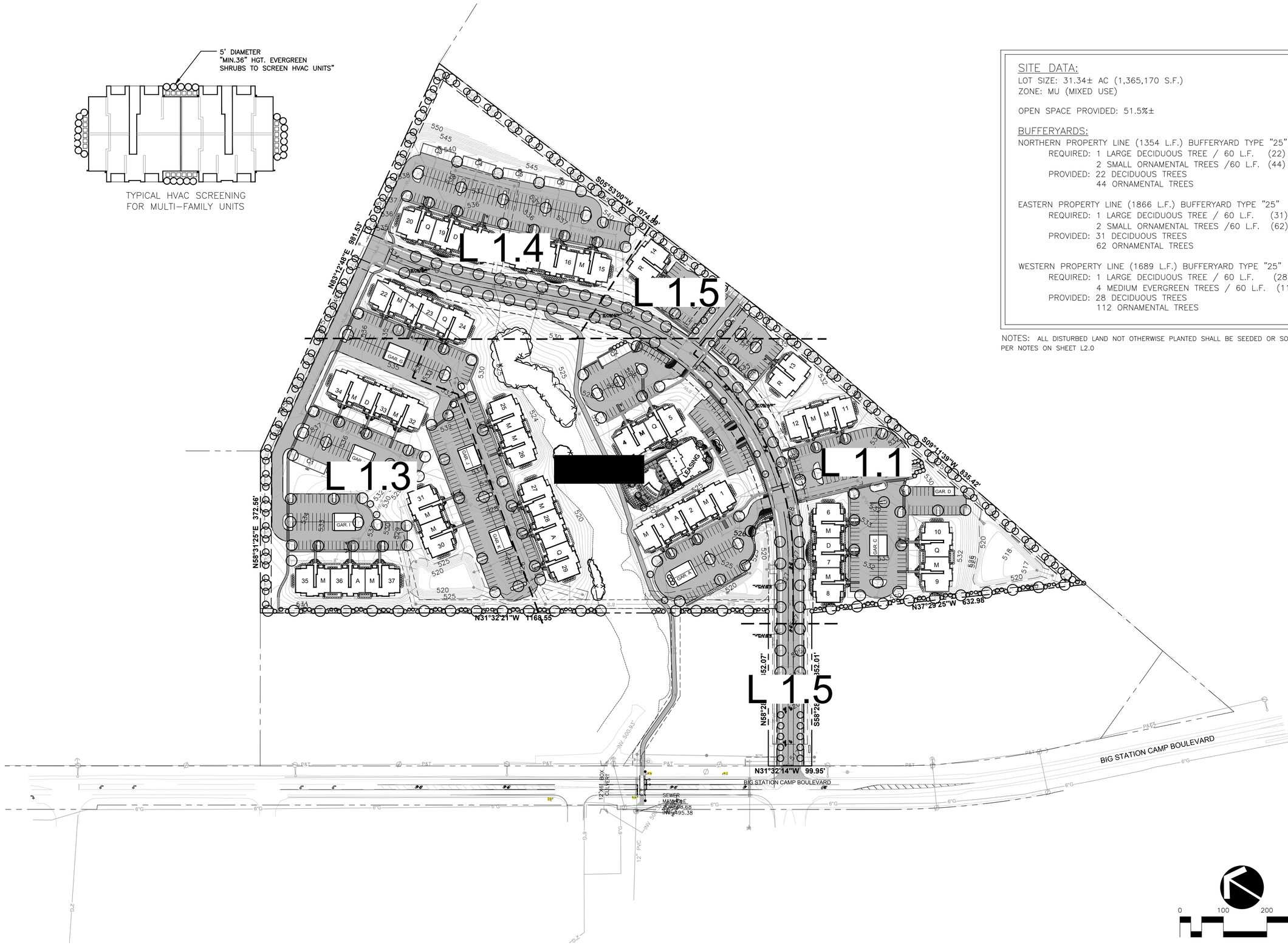
REVISIONS	
0	07/16/15 (JDK) REV. PER STAFF COMMENTS

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=100'
DATE:	JUNE 24, 2015

OVERALL SEWER PLAN

S1.0

TYPICAL HVAC SCREENING
FOR MULTI-FAMILY UNITS



SITE DATA:

LOT SIZE: 31.34± AC (1,365,170 S.F.)
ZONE: MU (MIXED USE)

OPEN SPACE PROVIDED: 51.5%±

BUFFERYARDS:

NORTHERN PROPERTY LINE (1354 L.F.) BUFFERYARD TYPE "25"
REQUIRED: 1 LARGE DECIDUOUS TREE / 60 L.F. (22)
2 SMALL ORNAMENTAL TREES /60 L.F. (44)
PROVIDED: 22 DECIDUOUS TREES
44 ORNAMENTAL TREES

EASTERN PROPERTY LINE (1866 L.F.) BUFFERYARD TYPE "25"
REQUIRED: 1 LARGE DECIDUOUS TREE / 60 L.F. (31)
2 SMALL ORNAMENTAL TREES /60 L.F. (62)
PROVIDED: 31 DECIDUOUS TREES
62 ORNAMENTAL TREES

WESTERN PROPERTY LINE (1689 L.F.) BUFFERYARD TYPE "25"
REQUIRED: 1 LARGE DECIDUOUS TREE / 60 L.F. (28)
4 MEDIUM EVERGREEN TREES / 60 L.F. (112)
PROVIDED: 28 DECIDUOUS TREES
112 ORNAMENTAL TREES

NOTES: ALL DISTURBED LAND NOT OTHERWISE PLANTED SHALL BE SEEDED OR SODDED PER NOTES ON SHEET L2.0

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SCOTT MICHAEL BERRICK
REGISTERED
TENNESSEE No. 904
LANDSCAPE ARCHITECT

FINAL MASTER DEVELOPMENT PLAN
REVERE APARTMENTS
FOR
GROSS BUILDERS
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

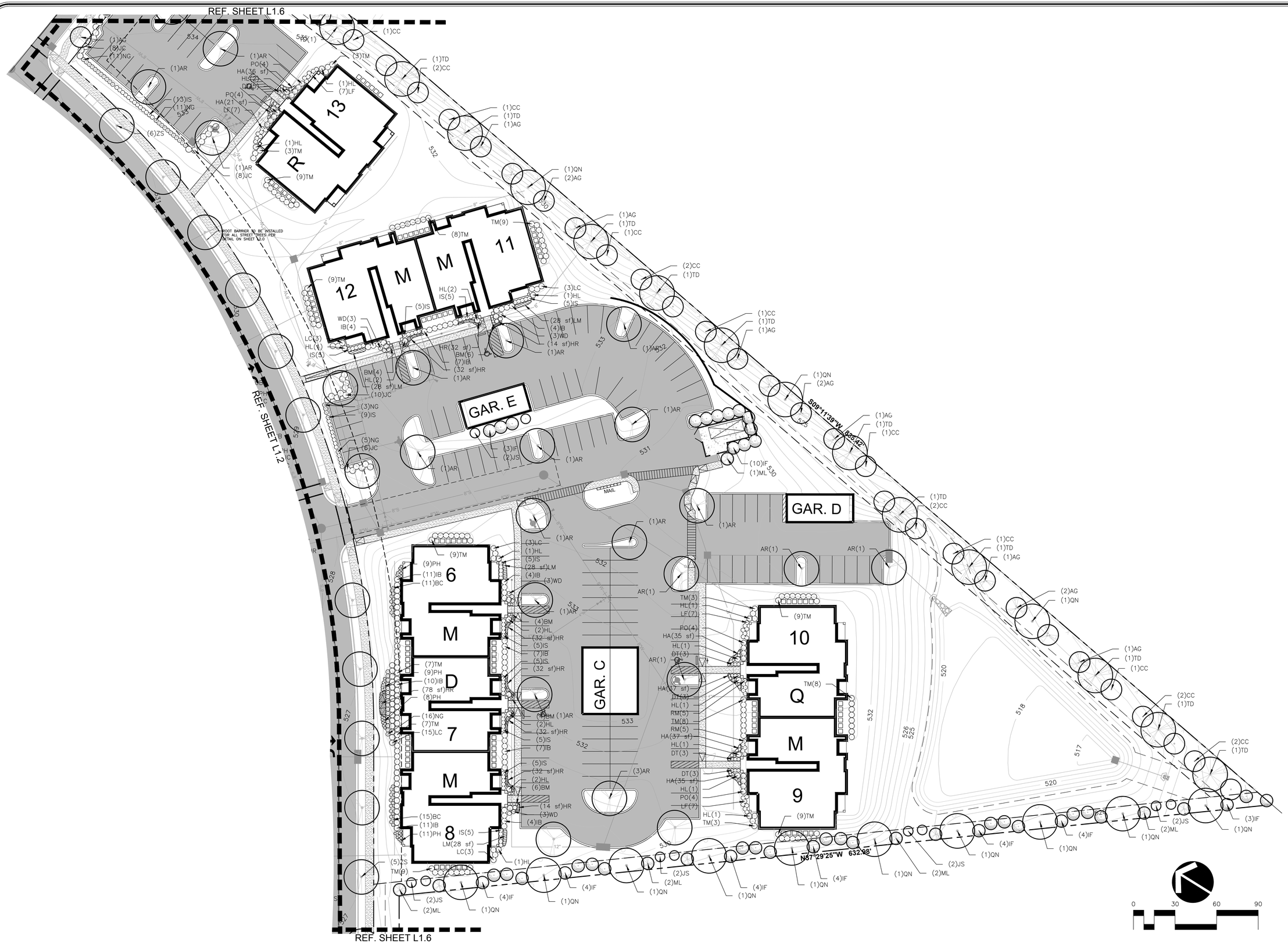
JOB NO.	WK. ORDER 04-046 9835
DESIGNED:	K. JACOBSON
DRAWN:	K. JACOBSON
SCALE:	1"=30'
DATE:	JUNE 24, 2015

REVISIONS

OVERALL
LANDSCAPE PLAN

L1.0

Q:\RAMA\BERRI-COVA ENGINEERING\PLAN SHEETS\SITE PLANS\1-5 BIRDS EYE CNVS LANDSCAPE.DWG
PLOTTED BY DAVID MERKHAMS ON: 7/16/2015 2:24 PM LAST UPDATED BY KALI ON: 7/16/2015 2:26 PM



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SUITE 200
CHATTANOOGA, TN 37408
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REGISTERED
AGRICULTURE
TENNESSEE NO. 907
LANDSCAPE ARCHITECT

FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS
FOR
GROSS BUILDERS

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

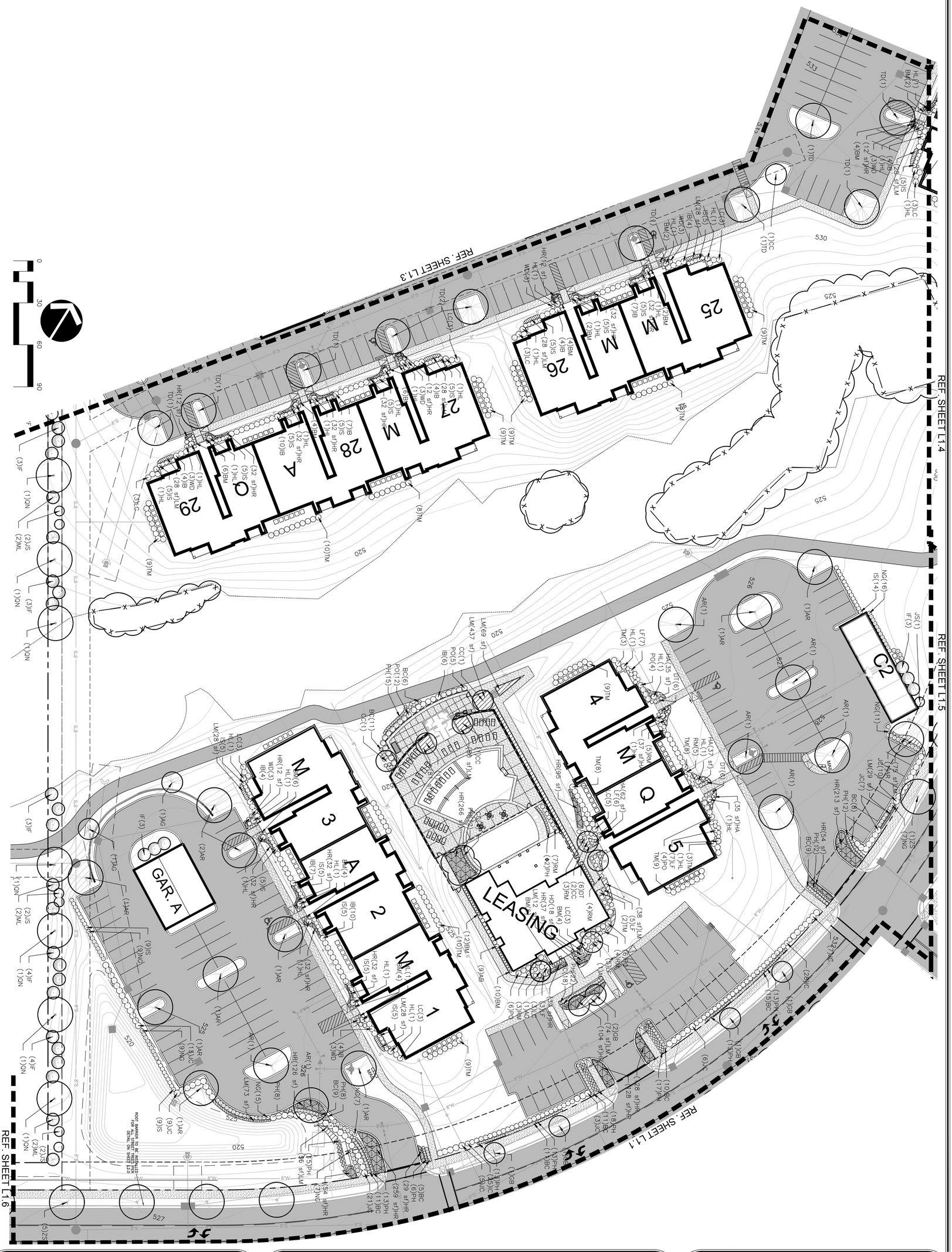
JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	K. JACOBSON
DRAWN:	K. JACOBSON
SCALE:	1"=30'
DATE:	JUNE 24, 2015

REVISIONS

ENLARGED LANDSCAPE PLAN

L1.1

G:\04046-9835\1 CIVIL ENGINEERING\PLAN SHEETS\SITE PLANS\L1-9835 ST OVR LANDSCAPE.DWG
PLOTTED BY DAVID KIRKHAM ON: 7/16/2015 2:34 PM LAST UPDATED BY KAJ ON: 7/16/2015 2:30 PM



L1.2	ENLARGED LANDSCAPE PLAN	
JOB NO. 04-046	WK. ORDER 9835	
DESIGNED:	K. JACOBSON	
DRAWN:	K. JACOBSON	
SCALE:	1"=30'	
DATE:	JUNE 24, 2015	REVISIONS

FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS
FOR
GROSS BUILDERS

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

SCOTT MICHAEL BERNICK
LANDSCAPE ARCHITECT
TENNESSEE NO. 207
REGISTERED

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REVERE APARTMENTS
FOR
GROSS BUILDERS

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	K. JACOBSON
DRAWN:	K. JACOBSON
SCALE:	1"=30'
DATE:	JUNE 24, 2015

REVISIONS

ENLARGED LANDSCAPE PLAN

L1.3

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FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS
FOR
GROSS BUILDERS

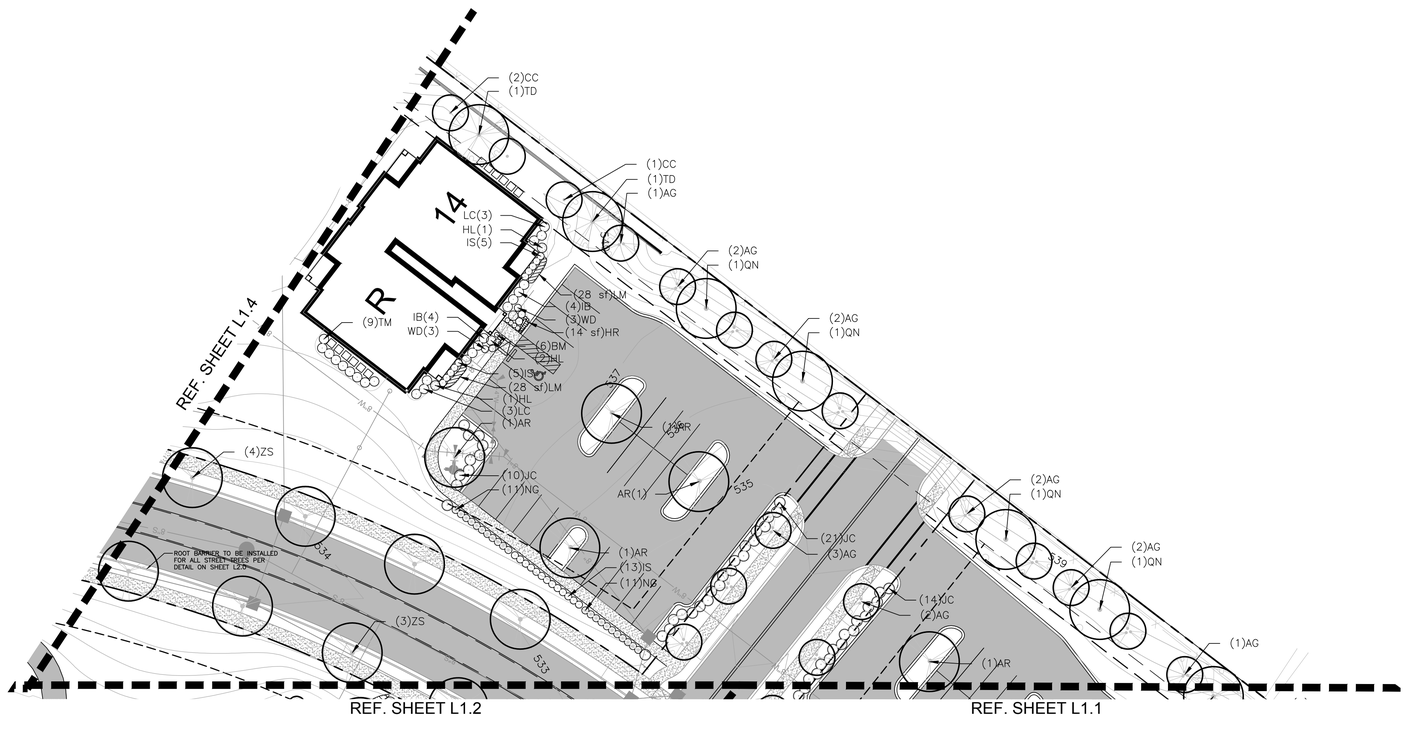
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

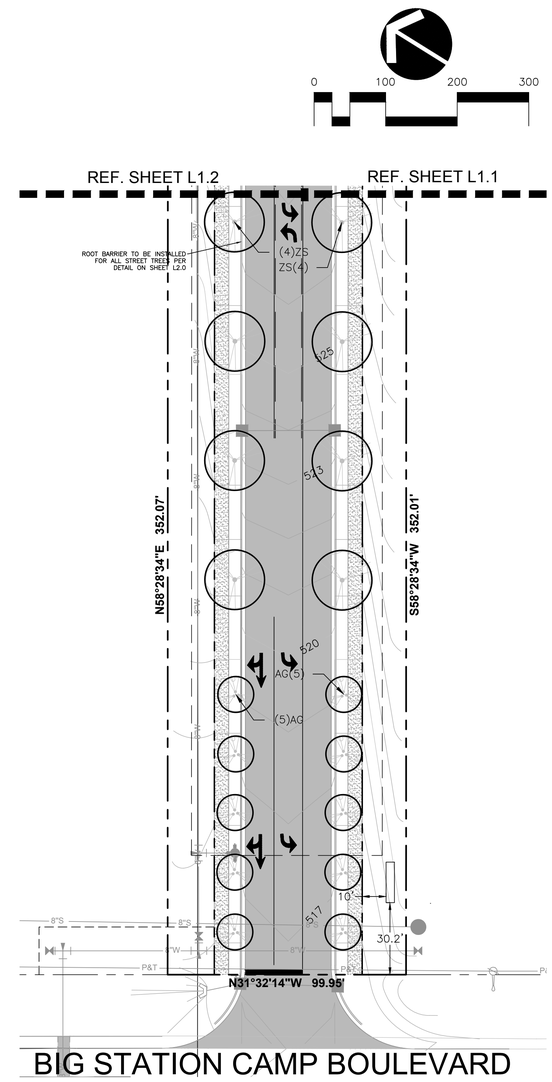
JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	K. JACOBSON
DRAWN:	K. JACOBSON
SCALE:	1"=30'
DATE:	JUNE 24, 2015

REVISIONS

ENLARGED LANDSCAPE PLAN

L1.4





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TENNESSEE
TENNESSEE NO. 301
LANDSCAPE ARCHITECT

FINAL MASTER DEVELOPMENT PLAN
REVERE APARTMENTS
FOR
GROSS BUILDERS
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	XXX
DRAWN:	XXX
SCALE:	#"=###
DATE:	JUNE 24, 2015
REVISIONS	

ENLARGED LANDSCAPE PLAN

L1.5

G:\RAMI-BERR\CIVIL ENGINEERING\PLAN SHEETS\SITE PLANS\L1.5-REV.ST-DWG-LANDSCAPE.DWG
PLOTTED BY DAVID KIRKHAM ON 7/16/2015 2:36 PM LAST UPDATED BY PAUL ON 7/16/2015 2:36 PM

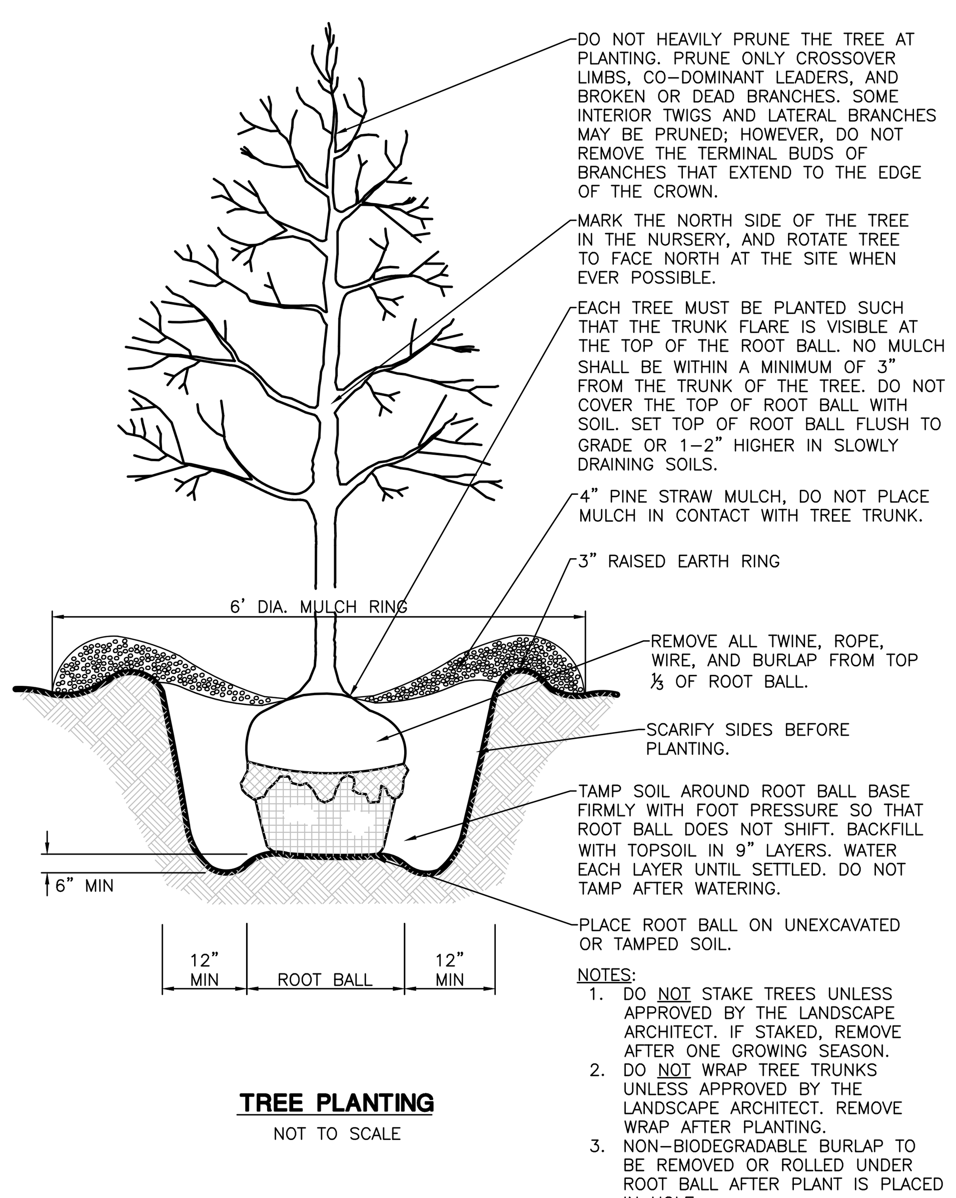
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
AR	70	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY MAPLE	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B&B, 6' CLEAR TRUNK, WELL–MATCHED
AG	77	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / 'AUTUMN BRILLIANCE' SERVICEBERRY	DECIDUOUS	2" CAL.	10–12' HT	AS SHOWN	B&B,MULTI–STEM, WELL–MATCHED, MIN. 3 CANES AND MAX. 5 CANES
CC	65	CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	DECIDUOUS	2" CAL.	10–12' HT	AS SHOWN	B&B
CJ	26	CRYPTOMERIA JAPONICA / JAPANESE CEDAR	EVERGREEN		8–10' HT	AS SHOWN	B&B
GB	6	GINKGO BILOBA 'FASTIGIATA' / MAIDENHAIR TREE	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B&B, 6' CLEAR TRUNK, WELL–MATCHED
IF	91	ILEX X ATTENUATA 'FOSTERI' / FOSTER'S HOLLY	EVERGREEN		6'–8' HT.	AS SHOWN	B&B, FULL TO BASE, WELL MATCHED
JS	23	JUNIPERUS SCOPULORUM 'COLOGREEN' / COLOGREEN JUNIPER	EVERGREEN		6'–8' HT.	AS SHOWN	B&B, FULL TO BASE, WELL–MATCHED
ML	21	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	EVERGREEN		6'–8' HT.	AS SHOWN	B&B, FULL TO BASE, WELL–MATCHED
QN	43	QUERCUS NUTTALLII / NUTTALL OAK	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B&B, 6' CLEAR TRUNK
TD	78	TAXODIUM DISTICHUM / BALD CYPRESS	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B&B, 6' CLEAR TRUNK, WELL–MATCH
ZS	49	ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B&B, 6' CLEAR TRUNK, WELL–MATCHED

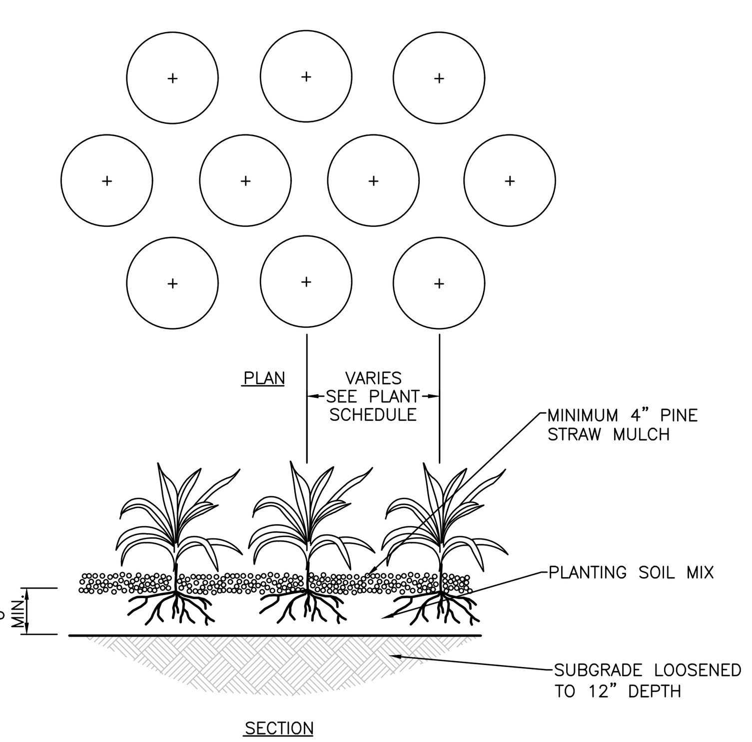
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
AB	9	ABELIA X 'ROSE CREEK' / ROSE CREEK ABELIA	EVERGREEN	18" HT	18"	30"O.C.	FULL CONTAINER
BC	230	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	DECIDUOUS	18" HT	18"	30"O.C.	FULL CONTAINER
BM	154	BUXUS MICROPHYLLA 'FAULKNER' / FAULKNER BOXWOOD	EVERGREEN	18" HT	18"	24"O.C.	FULL CONTAINER
DT	79	DAPHNE X TRANSATLANTICA / 'BLAFRA' ETERNAL FRAGRANCE	SEMI–EVERGREEN	18" HT	18"	24"O.C.	FULL CONTAINER
HL	102	HYDRANGEA PANICULATA 'LIMELIGHT' TM / LIMELIGHT HYDRANGEA	DECIDUOUS	18" HT	18"	AS SHOWN	FULL CONTAINER
IB	306	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	EVERGREEN	24" HT	24"	42"O.C.	B&B OR CONTAINER, FULL
IC	53	ILEX CORNUTA 'CARISSA' / CARISSA HOLLY	EVERGREEN	18" HT	18"	36"O.C.	FULL CONTAINER
IS	288	ILEX CRENATA 'SOFT TOUCH' / SOFT TOUCH JAPANESE HOLLY	EVERGREEN	18" HT	18"	30"O.C.	FULL CONTAINER
JC	158	JUNIPERUS CHINENSIS SARGENTII / SARGENT JUNIPER	EVERGREEN	18" HT		54"O.C.	FULL CONTAINER
LF	103	LEUCOTHOE FONTANESIANA 'NANA' / DWARF FETTERBUSH	EVERGREEN	12" HT.	12"	36"O.C.	FULL CONTAINER
LC	125	LOROPETALUM CHINENSE 'PURPLE DIAMOND' / FRINGE FLOWER	SEMI–EVERGREEN	18" HT	18"	42"O.C.	FULL CONTAINER
NG	197	NANDINA DOMESTICA 'GULF STREAM' TM / HEAVENLY BAMBOO	EVERGREEN	18" HT	18"	30"O.C.	FULL CONTAINER
PO	77	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL	EVERGREEN	18" HT	18"	36"O.C.	CONTAINER ONLY, FULL
RM	101	RHODODENDRON X 'MNIHAR010' / BLOOM 'N AGAIN PEACHY KEEN AZALEA	EVERGREEN	18" HT	18"	36"O.C.	FULL CONTAINER
TM	515	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	EVERGREEN	30" HT.	30"	48"O.C.	B&B OR CONTAINER, FULL
WD	54	WEIGELA FLORIDA 'DARK HORSE' / WEIGELA	DECIDUOUS	18" HT	18"	30"O.C.	FULL CONTAINER

GRASSES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
PH	391	PENNISETUM ALOPECUROIDES 'PIGLET' / PIGLET DWARF FOUNTAIN GRASS	HERBACEOUS	18" HT		18"O.C.	FULL CONTAINER, TRIANGULATE SPACING

GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	TYPE	CONT	SPREAD	SPACING	REMARKS
HO	18 SF	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	PERENNIAL	4"POT		8"O.C.	TRIANGULATE SPACING
HA	967 SF	HEUCHERA X 'AMETHYST MIST' / CORAL BELLS	EVERGREEN	4"POT		12"O.C.	TRIANGULATE SPACING
HR	2,953 SF	HYPERICUM REPTANS / CREEPING ST. JOHN'S WORT	DECIDUOUS	4"POT		18"O.C.	TRIANGULATE SPACING
LM	1,566 SF	LIRIOPE MUSCARI 'LILAC BEAUTY' / LILAC BEAUTY LIRIOPE	EVERGREEN	4"POT		8"O.C.	TRIANGULATE SPACING



TREE PLANTING
NOT TO SCALE



GROUNDCOVER PLANTING
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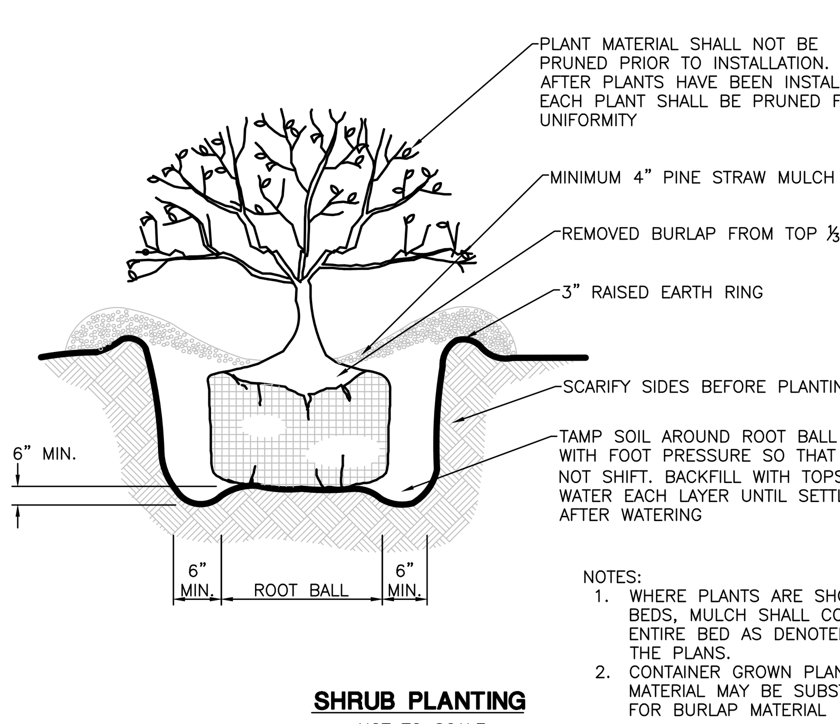
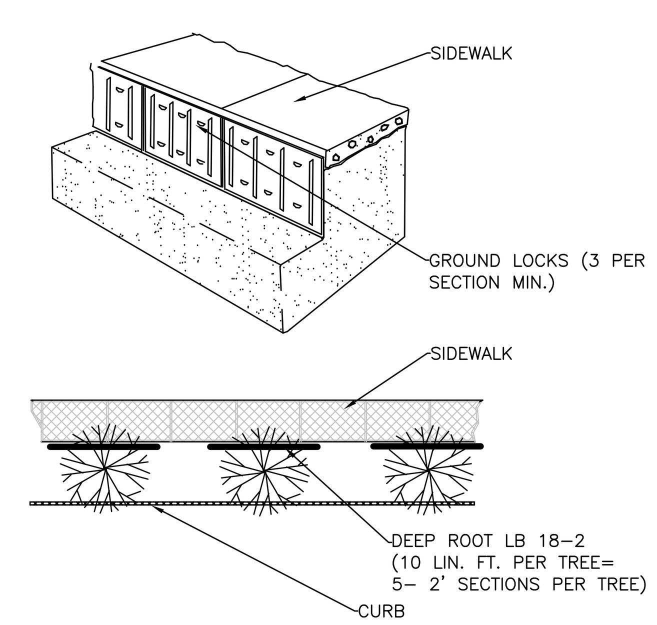


SHRUB PLANTING
NOT TO SCALE



NOTE:
INSTALL AS PER MANUFACTURER'S REQUIREMENTS & SPECIFICATIONS.

ROOT BARRIER 10FT
SCALE: NTS

PLANTING NOTES

1. ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
2. SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH less than 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH of 6.0 to 6.5). ADD 10–10–10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
3. SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5–10–5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
4. UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE–INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
5. APPLY HERBICIDE (TREFLAN OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
6. CONTRACTOR SHALL SUBMIT A 10 OUNCE SAMPLE OF THE TOPSOIL PROPOSED TO A TESTING LABORATORY FOR ANALYSIS. SUBMIT TEST RESULTS WITH RECOMMENDATIONS FOR SUITABILITY TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
7. PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON–BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
8. SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON–BIODEGRADABLE MATERIAL.
9. SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
10. CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
11. ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
12. DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z80 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
13. THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
14. CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.

SODDING NOTES

1. AREAS INDICATED FOR SOD SHALL BE KENTUCKY 31. MINIMUM AGE SHALL BE 18 MONTHS, WITH ROOT DEVELOPMENT THAT WILL SUPPORT ITS OWN WEIGHT WITHOUT TEARING WHEN SUSPENDED VERTICALLY BY HOLDING THE UPPER TWO CORNERS.
2. SUBMIT SOD CERTIFICATION FOR GRASS SPECIES AND LOCATION OF SOD SOURCE. INCLUDE CERTIFICATION THAT SOD IS FREE OF DISEASE, NEMATODES, UNDESIRABLE INSECTS, AND QUARANTINE RESTRICTIONS.
3. SOD SHALL BE DELIVERED ON PALLETS. SOD SHALL BE STORED AT A LOCATION THAT IS PROTECTED FROM DAMAGING WINDS.
4. 6–12–12 COMMERCIAL TYPE FERTILIZER, WITH 50% OF THE ELEMENT DERIVED FROM ORGANIC SOURCES, SHALL BE APPLIED AT RATE RECOMMENDED BY THE MANUFACTURER. APPLY AFTER SMOOTH RAKING OF TOPSOIL AND NO MORE THAN 48 HOURS BEFORE LAYING SOD. MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL AND LIGHTLY WATER TO AID BREAKDOWN.
5. AREA TO RECEIVE SOD SHALL BE LIGHTLY MOISTENED IMMEDIATELY PRIOR TO LAYING SOD.
6. LAY SOD TIGHTLY WITH NO OPEN JOINTS VISIBLE AND NOT OVERLAPPING. STAGGER END JOINTS A MINIMUM OF 12 INCHES AND DO NOT STRETCH SOD PIECES.
7. ON SLOPES 6 INCHES PER FOOT AND STEEPER, LAY SOD PERPENDICULAR TO SLOPE AND SECURE EVERY ROW WITH WOODEN PEGS AT A MAXIMUM 2 FEET O.C. DRIVE PEGS FLUSH WITH SOD PORTION OF SOD.
8. PRIOR TO PLACING SOD ON SLOPES OF 8 INCHES PER FOOT AND STEEPER, PLACE JUTE EROSION CONTROL MESH OVER TOPSOIL. SECURELY ANCHOR IN PLACE WITH PEGS SUNK FIRMLY INTO THE GROUND. CONTRACTOR SHALL SUBMIT 12"x12" SAMPLES OF JUTE MESH FOR REVIEW TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
9. IMMEDIATELY AFTER INSTALLATION, WATER SODDED AREAS TO A DEPTH OF 4 INCHES.
10. AFTER SOD AND SOIL HAVE DRIED, ROLL SODDED AREAS TO ENSURE A GOOD BOND BETWEEN SOIL AND SOD. ROLLER SHALL NOT EXCEED 150 POUNDS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING (MOWING, TRIMMING, WATERING) THE SOD UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
12. THE CONTRACTOR SHALL REPLACE SOD AREAS THAT SHOW DETERIORATION FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE INSTALLATION. DETERIORATED MATERIAL SHALL BE REPLACED WITH SOD OF EQUAL QUALITY ORIGINALLY SPECIFIED.

SEEDING NOTES

1. SEED ALL DISTURBED AREAS WITH KY–31 AT THE RATE OF 5 POUNDS PER 1,000 S.F. ALL SEED TO BE 98% PURE WITH 85% GERMINATION AND CONFORM TO ALL STATE REQUIREMENTS FOR GRASS SEED. THE FERTILIZER TO BE 6–12–12 COMMERCIAL TYPE WITH 50% OF ITS ELEMENTS DERIVED FROM ORGANIC SOURCES.
2. PLACE STRAW MULCH ON SEEDED AREAS. STRAW TO BE OATS OR WHEAT STRAW, FREE FROM WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. HAY OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE.
3. THE CONTRACTOR SHALL VERIFY THAT THE PREPARED SOIL BASE IS READY TO RECEIVE WORK. CULTIVATE THE TOPSOIL TO A DEPTH OF 4 INCHES WITH A MECHANICAL TILLER AND SUBSEQUENTLY RAKE UNTIL SMOOTH. REMOVE FOREIGN MATERIALS COLLECTED DURING CULTIVATION AND RAKING OPERATIONS.
4. APPLY FERTILIZER ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. LIMESTONE MAY BE APPLIED WITH THE FERTILIZER. APPLY FERTILIZER AFTER SMOOTH RAKING AND PRIOR TO ROLLER COMPACTION AND MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL.
5. APPLY SEED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKE IN LIGHTLY. WATER TOPSOIL LIGHTLY PRIOR TO APPLYING SEED. DO NOT SEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON THE SAME DAY.
6. ROLL SEEDED AREA WITH ROLLER NOT EXCEEDING 112 POUNDS.
7. IMMEDIATELY FOLLOWING SEEDING AND COMPACTING, APPLY STRAW MULCH AT THE RATE OF ONE AND ONE HALF BALES PER 1,000 SQUARE FEET. IMMEDIATELY AFTER MULCHING, APPLY WATER WITH A FINE SPRAY AND SATURATE THE GROUND TO A DEPTH OF 4 INCHES.
8. CONTRACTOR IS RESPONSIBLE FOR WATERING SEEDED AREAS TO PREVENT GRASS AND SOIL FROM DRYING OUT UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
9. CONTRACTOR IS RESPONSIBLE FOR RESEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF INSTALLATION.

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
315 WOODLAND STREET
P.O. BOX 60070
NASHVILLE, TN. 37206
(615) 244-8591
CHATTANOOGA
1410 COWART STREET
SUITE 200
CHATTANOOGA, TN 37408
(423) 490-9400
• www.ragansmith.com •

SCOTT MICHAEL BERNICK
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE COMMERCE
TENNESSEE NO. 907
7/16/15

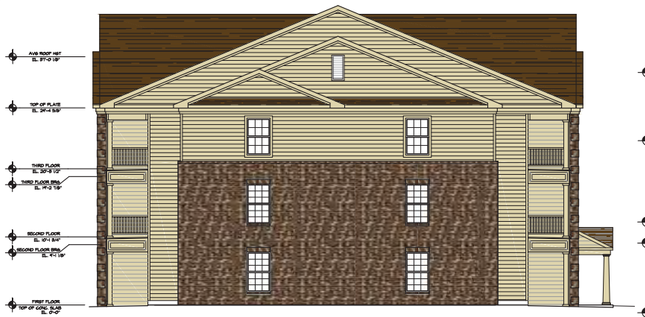
FINAL MASTER DEVELOPMENT PLAN
REVERE APARTMENTS
FOR
GROSS BUILDERS
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO. 04-046	WK. ORDER 9835
DESIGNED:	K. JACOBSON
DRAWN:	K. JACOBSON
SCALE:	N/A
DATE:	JUNE 24, 2015
REVISIONS	

LANDSCAPE NOTES AND DETAILS

L2.0

G:\04046-9835\1-CIVIL ENGINEERING\PLAN SHEETS\SITE PLANS\L1.0 9835 ST OVR LANDSCAPE.DWG
PLOTTED BY DAVID KIRKHAM ON: 7/16/2015 2:35 PM LAST UPDATED BY KAJ ON: 7/16/2015 2:30 PM



F TYPICAL APARTMENT BLDG. - END ELEVATION

SCALE: 3/32" = 1'-0"

F TYPICAL APARTMENT BLDG. - REAR ELEVATION

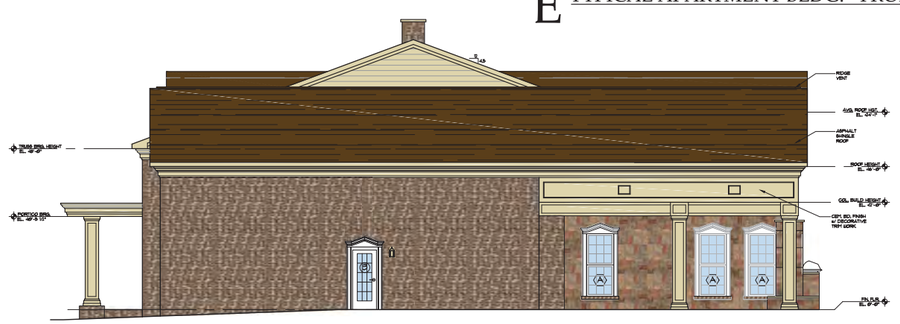
SCALE: 1/8" = 1'-0"

TYPICAL APARTMENT BUILDING MATERIALS		
FACE BRICK / CULTURED STONE VENEER	7,588.6 SF	71%
CEMENT BOARD / CEMENT BOARD SIDING	3,164.8 SF	29%
TOTAL	10,753.4 SF	100%

LEASING OFFICE EXTERIOR BUILDING MATERIALS		
FACE BRICK / CULTURED STONE VENEER	4,148.5 SF	77%
CEMENT BOARD / CEMENT BOARD SIDING	1,258.3 SF	23%
TOTAL	5,406.8 SF	100%

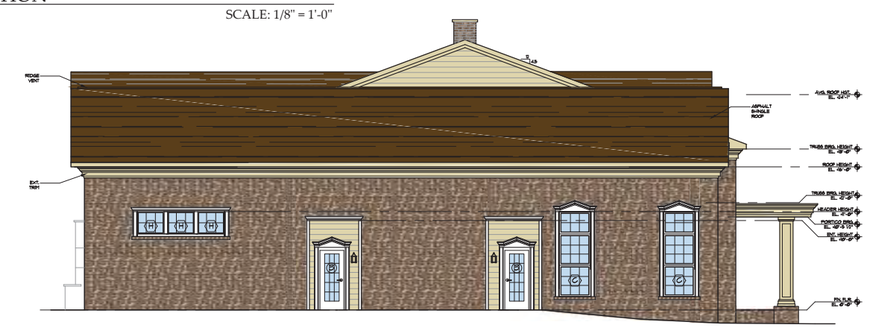
E TYPICAL APARTMENT BLDG. - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



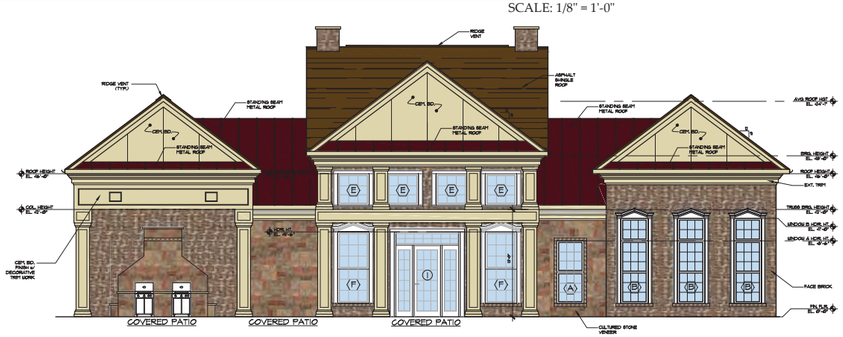
D LEASING OFFICE - RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



C LEASING OFFICE - LEFT ELEVATION

SCALE: 1/8" = 1'-0"



B LEASING OFFICE - REAR ELEVATION

SCALE: 1/8" = 1'-0"

A LEASING OFFICE - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS

FOR

GROSS BUILDERS

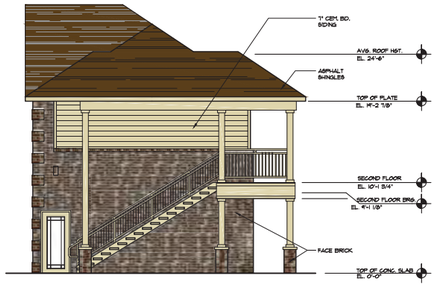
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	WK. ORDER 9835
DESIGNED:	---
DRAWN:	---
SCALE:	NO SCALE
DATE:	JUNE 24, 2015

REVISIONS

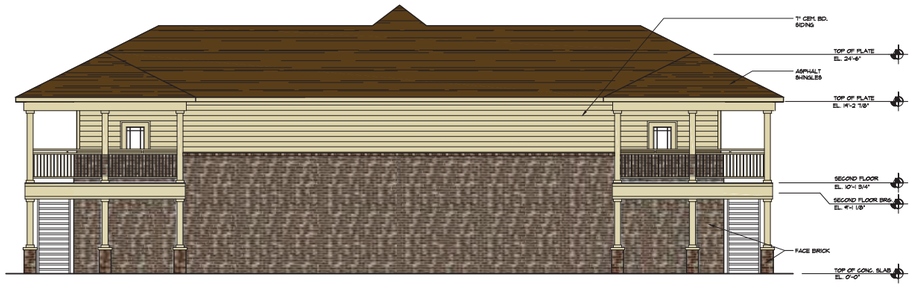
ARCHITECTURAL AND SIGNAGE ELEVATIONS

A-1.0



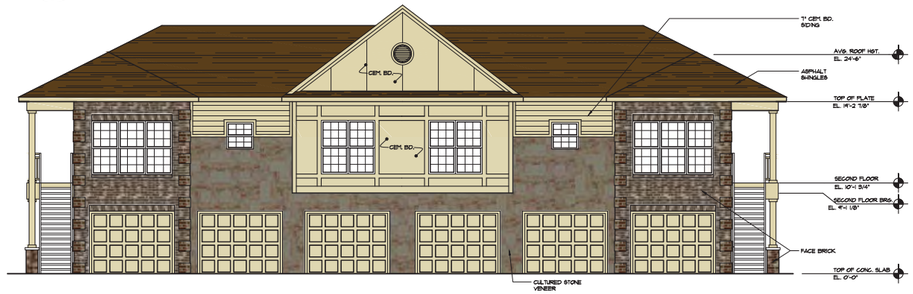
H TYPICAL CARRAIGE - END ELEVATION

SCALE: 1/8" = 1'-0"



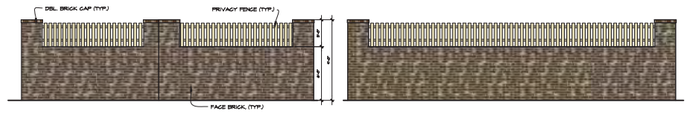
G TYPICAL CARRAIGE - REAR ELEVATION

SCALE: 1/8" = 1'-0"



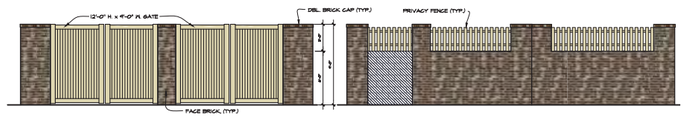
F TYPICAL CARRAIGE - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



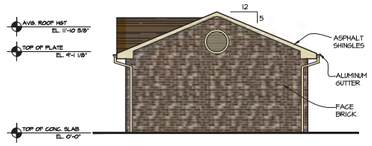
E COMPACTOR AREA - REAR/LEFT ELEVATION

SCALE: 1/8" = 1'-0"



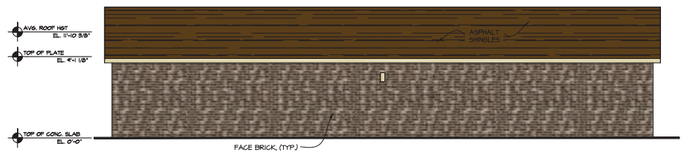
D COMPACTOR AREA - FRONT/RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



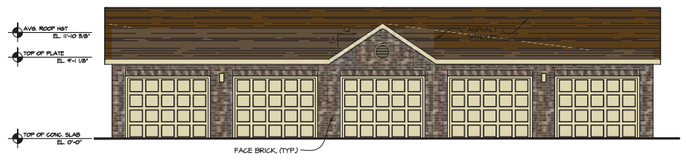
C TYPICAL GARAGE - END ELEVATIONS

SCALE: 1/8" = 1'-0"



B TYPICAL GARAGE - REAR ELEVATION

SCALE: 1/8" = 1'-0"



A TYPICAL GARAGE - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

TYPICAL CARRIAGE UNIT EXTERIOR BUILDING MATERIALS		
FACE BRICK / CULTURED STONE VENEER	2,721.3 SF	71%
CEMENT BOARD / CEMENT BOARD SIDING	1,138.7 SF	29%
TOTAL	3,860.0 SF	100%

TYPICAL GARAGE EXTERIOR BUILDING MATERIALS		
FACE BRICK / CULTURED STONE VENEER	1,457.6 SF	100%
CEMENT BOARD / CEMENT BOARD SIDING	0.0 SF	0%
TOTAL	1,457.6 SF	100%

COMPACTOR AREA BUILDING MATERIALS		
FACE BRICK / CULTURED STONE VENEER	746.3 SF	100%
TOTAL	746.3 SF	100%

FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS

FOR

GROSS BUILDERS

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	----
DRAWN:	----
SCALE:	NO SCALE
DATE:	JUNE 24, 2015

REVISIONS

ARCHITECTURAL AND SIGNAGE ELEVATIONS

A-1.1

F:\1 DESIGN\DEPT\ARCHITECT\DEVELOPMENT\FRANKLIN\GALLATIN\SIGNAGE\ELEVATIONS\ELEVATIONS.DWG
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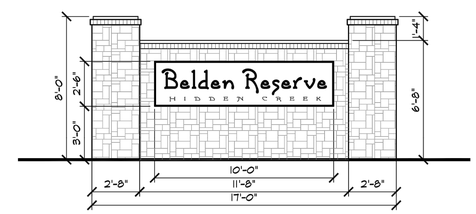
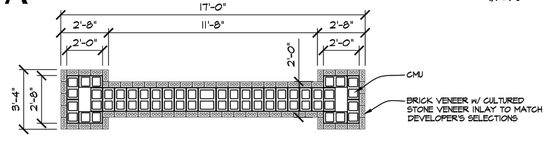


A SIGNAGE ELEVATION

1/4" = 1'-0"



B SIGNAGE PLAN

1/4" = 1'-0"

C SIGNAGE RENDERING

1/4" = 1'-0"

FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS

FOR

GROSS BUILDERS

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	----
DRAWN:	----
SCALE:	NO SCALE
DATE:	JUNE 24, 2015

REVISIONS

SIGNAGE ELEVATIONS

A1.2

SITE PHOTOMETRIC NOTES

1. CALCULATIONS SHOWN REPRESENT MAINTAINED LIGHTING LEVELS IN FOOTCANDLES AT GRADE WITH A TOTAL LIGHT LOSS FACTOR OF 0.91. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM OTHER LIGHT SOURCES.

2. CIVIL BASE PLAN AS PROVIDED TO PARSONS ENGINEERING, INC. SHOWED NO OVERHEAD UTILITIES. THE CIVIL ENGINEER SHALL VERIFY THAT THERE ARE NO CONFLICTS WITH EXISTING OR PROPOSED UTILITY LINES OR EASEMENTS.

3. THESE CALCULATIONS HAVE BEEN GENERATED FROM MANUFACTURER SUPPLIED PHOTOMETRIC FILES. PARSONS ENGINEERING, INC. HAS MADE A REASONABLE ATTEMPT TO OBTAIN THE MOST CURRENT PHOTOMETRIC REPORT. PARSONS ENGINEERING, INC. IS NOT RESPONSIBLE FOR ERRANT RESULTS DUE TO MANUFACTURERS' QUALITY CONTROL OR DESIGN CHANGES.

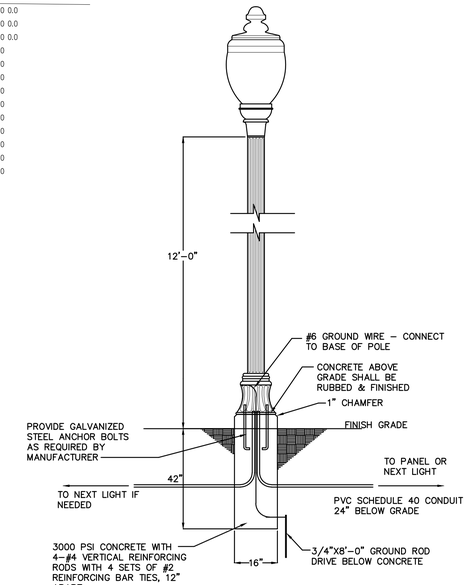
Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Calc Zone #2	0.7 fc	24.2 fc	0.0 fc	N/A	N/A	0.0:1
Parking Lot #1	1.2 fc	23.3 fc	0.1 fc	233.0:1	12.0:1	0.1:1
Parking Lot #2	1.0 fc	15.9 fc	0.1 fc	159.0:1	10.0:1	0.1:1
Parking Lot #3	0.5 fc	1.9 fc	0.1 fc	19.0:1	5.0:1	0.3:1
Parking Lot #4	0.5 fc	2.1 fc	0.1 fc	21.0:1	5.0:1	0.2:1
Parking Lot #5	1.1 fc	17.4 fc	0.1 fc	174.0:1	11.0:1	0.1:1
Parking Lot #6	1.3 fc	24.2 fc	0.1 fc	242.0:1	13.0:1	0.1:1
Parking Lot #7	1.2 fc	18.3 fc	0.1 fc	183.0:1	12.0:1	0.1:1
Parking Lot #8	1.1 fc	15.4 fc	0.2 fc	77.0:1	5.5:1	0.1:1
Property Line	0.1 fc	0.4 fc	0.0 fc	N/A	N/A	0.3:1

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Mounting Height
	A	139	DECO LIGHTING	D404-LED-120	LARGE WALL PACK	ONE 120W LED 10 MODULES WITH 9 5000K LEDS EACH, ALUMINUM REFLECTOR PRISMATIC TEMPERED GLASS LENS	1	D404-LED-120W.IES	12077.64	0.91	10'-0" on Garages 15'-0" on Apartments
	B	10	DECO LIGHTING	D829-LED-80W	ACORN SERIES	LED	1	D829-LED-80W.ies	7458.443	0.91	14'-0"
	C	11	DECO LIGHTING	D829-LED-60W	ACORN SERIES	LED	1	D829-LED-60W.ies	7163.98	0.91	14'-0"
	D	3	DECO LIGHTING	D404-LED-60	LARGE WALL PACK	ONE 60W LED 7 MODULES WITH 10 5000K LEDS EACH, ALUMINUM REFLECTOR PRISMATIC TEMPERED GLASS LENS	1	D404-LED-60.IES	4736.331	0.91	10'-0" on Garages 15'-0" on Apartments

SITE PHOTOMETRIC PLAN
SCALE: 1"=80'-0"



POLE LIGHT DETAIL
NO SCALE

FIXTURE TYPES "A"&"D" DETAIL
NO SCALE

FIXTURE TYPES "B"&"C" DETAIL
NO SCALE

PARSONS ENGINEERING, INC.
NASHVILLE, TENNESSEE
PARSONSENGINEERING.COM

GF55
ARCHITECTS
19 WEST 21
NEW YORK, N Y 10010
212.352.3099
© GF55 Architects, LLP 2011

RODNEY D. RUNKINS
REGISTERED ENGINEER
AGRICULTURE
NO. 00106769
STATE OF TENNESSEE
6/26/15

BELDEN RESERVE AT HIDDEN CREEK

GALLATIN, TENNESSEE

OWNER:
I & MJ GROSS
14300 RIDGE ROAD SUITE 100
NORTH ROYALTON, OH 44133
440.237.1681

CONTRACTOR:
HGG RIDGE LTD.
2620 NEW SALEM HWY
MURFREESBORO, TN 37129
615.849.3233

DRAWING
SITE PHOTOMETRIC PLAN

DATE 6-26-2015

SCALE: 1"=80'-0"

DRAWN BY: RDR

SP-1

Project: 15163 Drawing: SP-1.dwg

ITEM 14

GMRPC Resolution No. 2015-103

RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION TO AMEND THE GALLATIN ON THE MOVE 2020 – CITY OF GALLATIN GENERAL DEVELOPMENT AND TRANSPORTATION PLAN UPDATE 2008-2020, CHAPTER 4, MULTI-MODAL TRANSPORTATION PLAN, TO REVISE EXHIBIT 4-8, PROPOSED ROADWAY PROJECTS, EXHIBIT 4-9, MAJOR THOROUGHFARE PLAN, AND EXHIBIT 4-12, PROPOSED BIKE/PEDESTRIAN PROJECTS BY REMOVING THE PROPOSED EXTENSION OF DERBY DRIVE, LOCATED IN THE GREENSBORO VILLAGE P.U.D., FROM EAST OF ST. BLAISE ROAD THRU GREEN LEA BOULEVARD TO WEST OF VOLUNTEER STATE COMMUNITY COLLEGE, AND ADD A NEW COLLECTOR ROAD SEGMENT CONSISTING OF ENTERPRISE DRIVE EXTENDING FROM THE EAST TERMINUS WEST TO GREENLEA BOULEVARD AND SOUTHWEST TO THE INTERSECTION OF ST. BLAISE ROAD AND LITTLE DRIVE AND SOUTHWARD ALONG ST. BLAISE ROAD TO THE INTERSECTION OF DERBY DRIVE. (PC 7-882-15)

WHEREAS, pursuant to TCA § 13-4-201 it is the function and duty of the City of Gallatin Municipal-Regional Planning Commission to make and adopt an official general plan for the physical development of the City of Gallatin and the area outside of the City which bears relation to the planning of the City of Gallatin and its planning region; and

WHEREAS, the City of Gallatin, Tennessee Municipal-Regional Planning Commission approved GMRPC Resolution No. 2009-01 adopting the *Gallatin on the Move 2020 – General Development and Transportation Plan Update 2008-2020* on February 23, 2009, approved Resolution No. 2010-02 amending the *Gallatin on the Move 2020 – General Development and Transportation Plan Update 2008-2020* on March 22, 2010, approved Resolution No. 2014-28 amending the *Gallatin on the Move 2020 – General Development and Transportation Plan Update 2008-2020* on April 28, 2014 and approved Resolution No. 2014-67 amending the *Gallatin on the Move 2020 – General Development and Transportation Plan Update 2008-2020* on July 28,2014; and

WHEREAS, the Gallatin on the Move 2020 – General Development and Transportation Plan Update 2008-2020 is intended to be a guide to assist the public, city staff, Planning Commission, Historic District Commission and Board of Mayor and Alderman regarding a variety of community planning matters pertaining to matters such as community character, land use, transportation, community design, historic preservation, community development and zoning; and

WHEREAS, the Multi-Modal Transportation Plan in Chapter 4 of the Gallatin on the Move 2020 – General Development and Transportation Plan Update 2008-2020 is intended to provide and encourage the development of a safe, convenient, efficient and economical multi-modal transportation system for the City of Gallatin that supports local transportation needs and the City's plans for future development expressed in the Community Character Map; and

WHEREAS, the City of Gallatin, Tennessee Municipal-Regional Planning Commission may from time to time adopt amendments to part or parts of the plan; and

ITEM 14

WHEREAS, the City of Gallatin, Tennessee Municipal-Regional Planning Commission Gallatin wishes to amend the Gallatin on the Move 2020 General Development and Transportation Plan Update 2008 – 2020, Chapter 4, Multi-Modal Transportation Plan, to revise Exhibit 4-8, Proposed Roadway Projects, Exhibit 4-9, Major Thoroughfare Plan, and Exhibit 4-12, Proposed Bike/Pedestrian Projects by removing the proposed extension of Derby Drive, located in the Greensboro Village P.U.D., from east of St. Blaise Road thru GreenLea Boulevard to west of Volunteer State Community College, and add a new collector road segment consisting of Enterprise Drive from the east terminus west to GreenLea Boulevard and southwest to the intersection of St. Blaise Road and Little Drive and southward along St. Blaise Road to the intersection of Derby Drive as depicted in the attached Exhibit A; and

WHEREAS, notice and public hearing before the Gallatin Municipal-Regional Planning Commission has or will occur before final passage of this amendment pursuant to TCA § 13-4-202; and

WHEREAS, the Gallatin Municipal-Regional Planning Commission finds that is in the best interest of the City of Gallatin and its planning region to amend the Gallatin on the Move 2020 – General Development and Transportation Plan Update 2008-2020, Chapter 4, Multi-Modal Transportation Plan.

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that the Gallatin on the Move 2020 – General Development and Transportation Plan Update 2008-2020 Chapter 4, Multi-Modal Transportation Plan is hereby amend Exhibit 4-8, Proposed Roadway Projects, Exhibit 4-9, Major Thoroughfare Plan, and Exhibit 4-12, Proposed Bike/Pedestrian Projects by removing the proposed extension of Derby Drive, located in the Greensboro Village P.U.D., from east of St. Blaise Road thru GreenLea Boulevard to west of Volunteer State Community College, and add a new collector road segment consisting of Enterprise Drive from the east terminus west to GreenLea Boulevard and southwest to the intersection of St. Blaise Road and Little Drive and southward along St. Blaise Road to the intersection of Derby Drive. Revise as depicted in the attached Exhibit A.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 09/28/2015

ITEM 14

Dick Dempsey, Chairperson

Johnny Wilson, Secretary

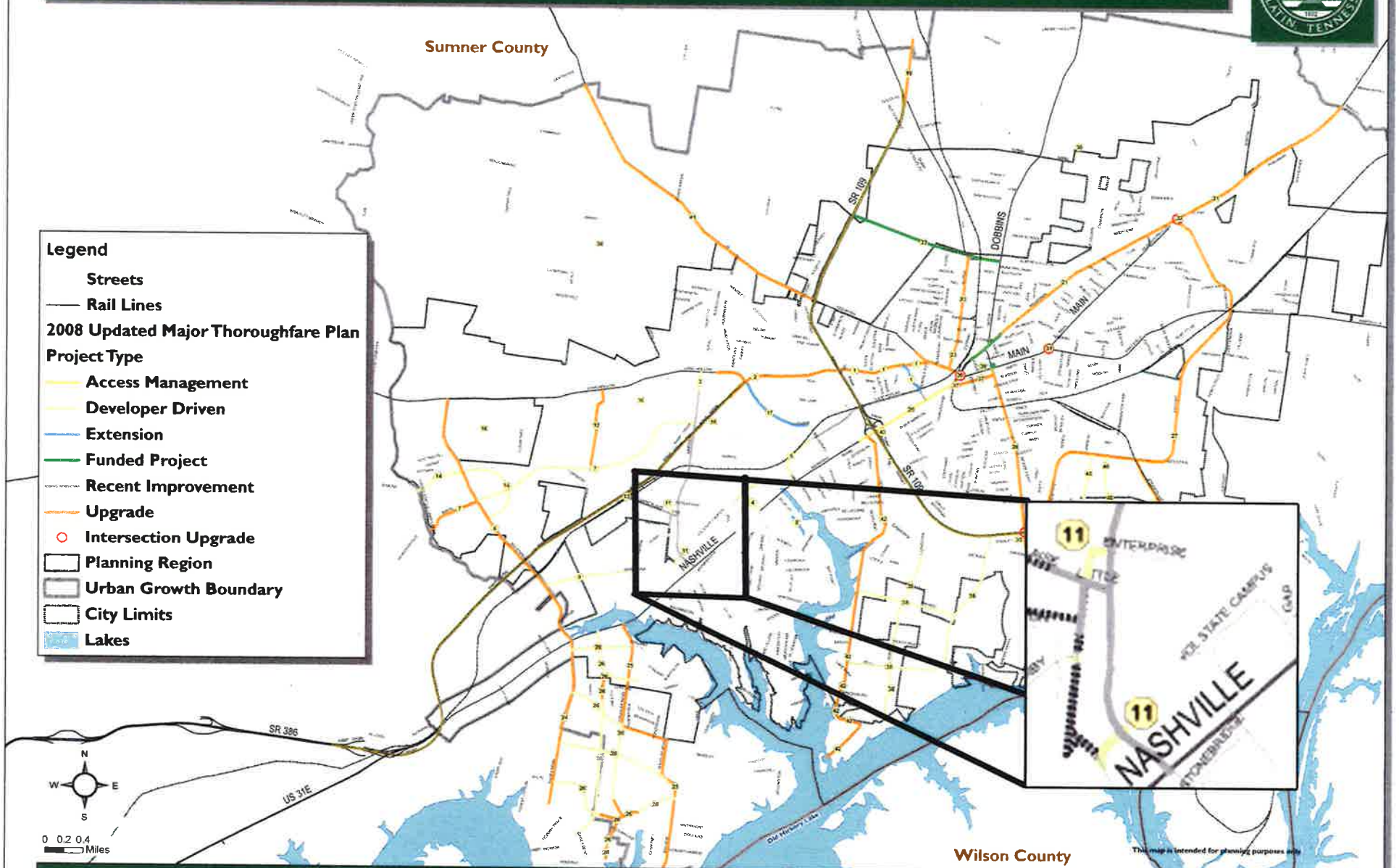
APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT A

PROPOSED

Exhibit 4-8: Proposed Roadway Projects



Prepared by:
MACTEC & CBB Crawford, Bunte, Brammer Traffic and Transportation Engineers

Gallatin On The Move 2020
General Development & Transportation Plan

7-882-15

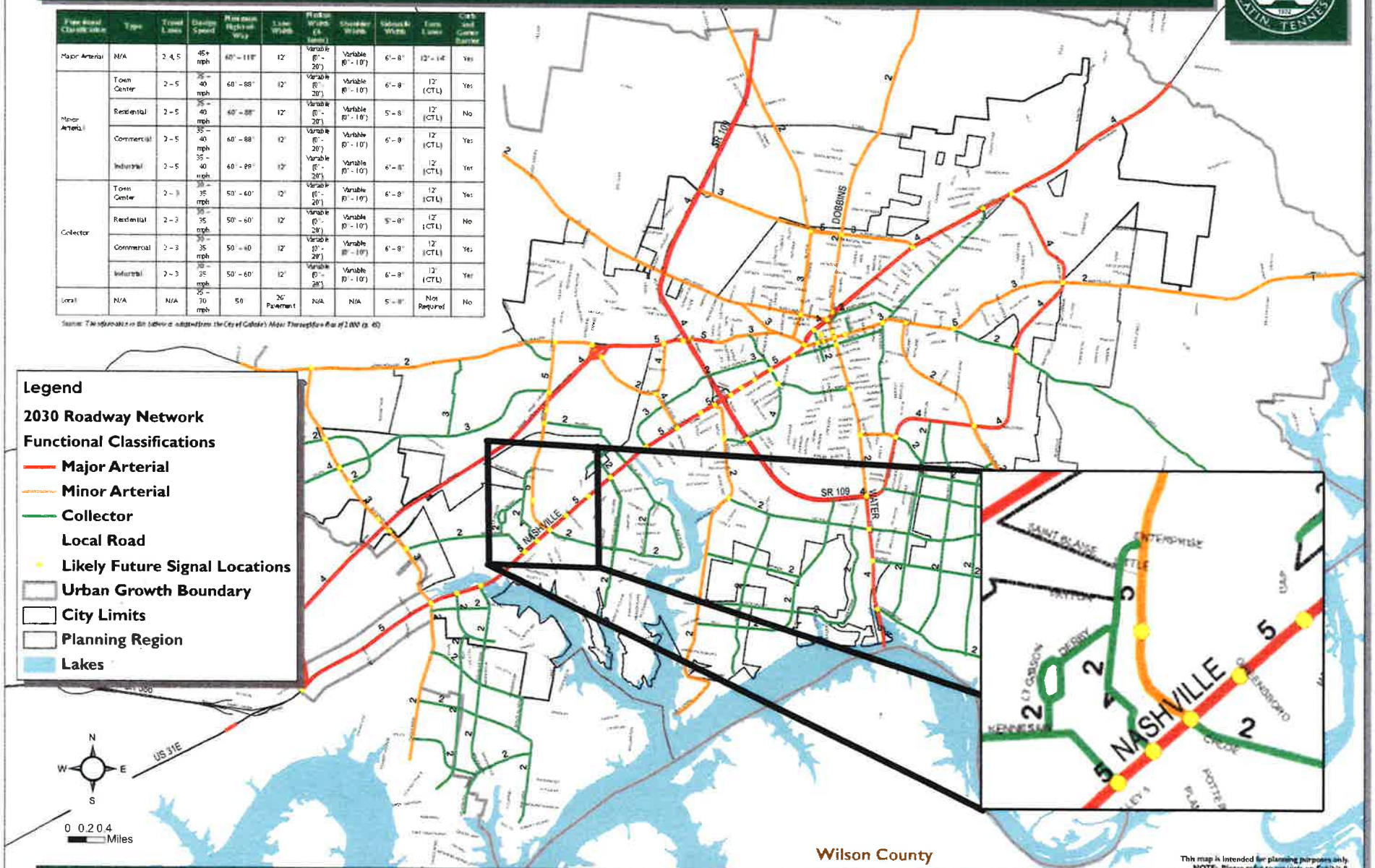
EXHIBIT A

PROPOSED

Exhibit 4-9: Major Thoroughfare Plan

Functional Classification	Type	Travel Lanes	Design Speed	Minimum Right-of-Way	Lane Width	Median Width (ft. lanes)	Shoulder Width	Sidewalk Width	Turn Lanes	Curb and Gutter Barrier
Major Arterial	N/A	2, 4, 5	45+ mph	60' – 110'	12'	Variable (0' - 20')	Variable (0' - 10')	6' – 8'	12' - 14'	Yes
Minor Arterial	Town Center	2 – 5	35 – 40 mph	60' – 88'	12'	Variable (0' - 20')	Variable (0' - 10')	6' – 8'	12' (CTL)	Yes
	Residential	2 – 5	35 – 40 mph	60' – 88'	12'	Variable (0' - 20')	Variable (0' - 10')	5' – 8'	12' (CTL)	No
	Commercial	2 – 5	35 – 40 mph	60' – 88'	12'	Variable (0' - 20')	Variable (0' - 10')	6' – 8'	12' (CTL)	Yes
	Industrial	2 – 5	35 – 40 mph	60' – 88'	12'	Variable (0' - 20')	Variable (0' - 10')	6' – 8'	12' (CTL)	Yes
Collector	Town Center	2 – 3	30 – 35 mph	50' – 60'	12'	Variable (0' - 20')	Variable (0' - 10')	6' – 8'	12' (CTL)	Yes
	Residential	2 – 3	30 – 35 mph	50' – 60'	12'	Variable (0' - 20')	Variable (0' - 10')	5' – 8'	12' (CTL)	No
	Commercial	2 – 3	30 – 35 mph	50' – 60'	12'	Variable (0' - 20')	Variable (0' - 10')	6' – 8'	12' (CTL)	Yes
	Industrial	2 – 3	30 – 35 mph	50' – 60'	12'	Variable (0' - 20')	Variable (0' - 10')	6' – 8'	12' (CTL)	Yes
Local	N/A	N/A	25 – 30 mph	50	26' Pavement	N/A	N/A	5' – 8'	Not Required	No

Source: The information in this table is adapted from the City of Gallatin's Major Thoroughfare Plan of 2000 (p. 45)



Prepared by: MACTEC & CBB Crawford, Murphy & Tilly

Gallatin On The Move 2020

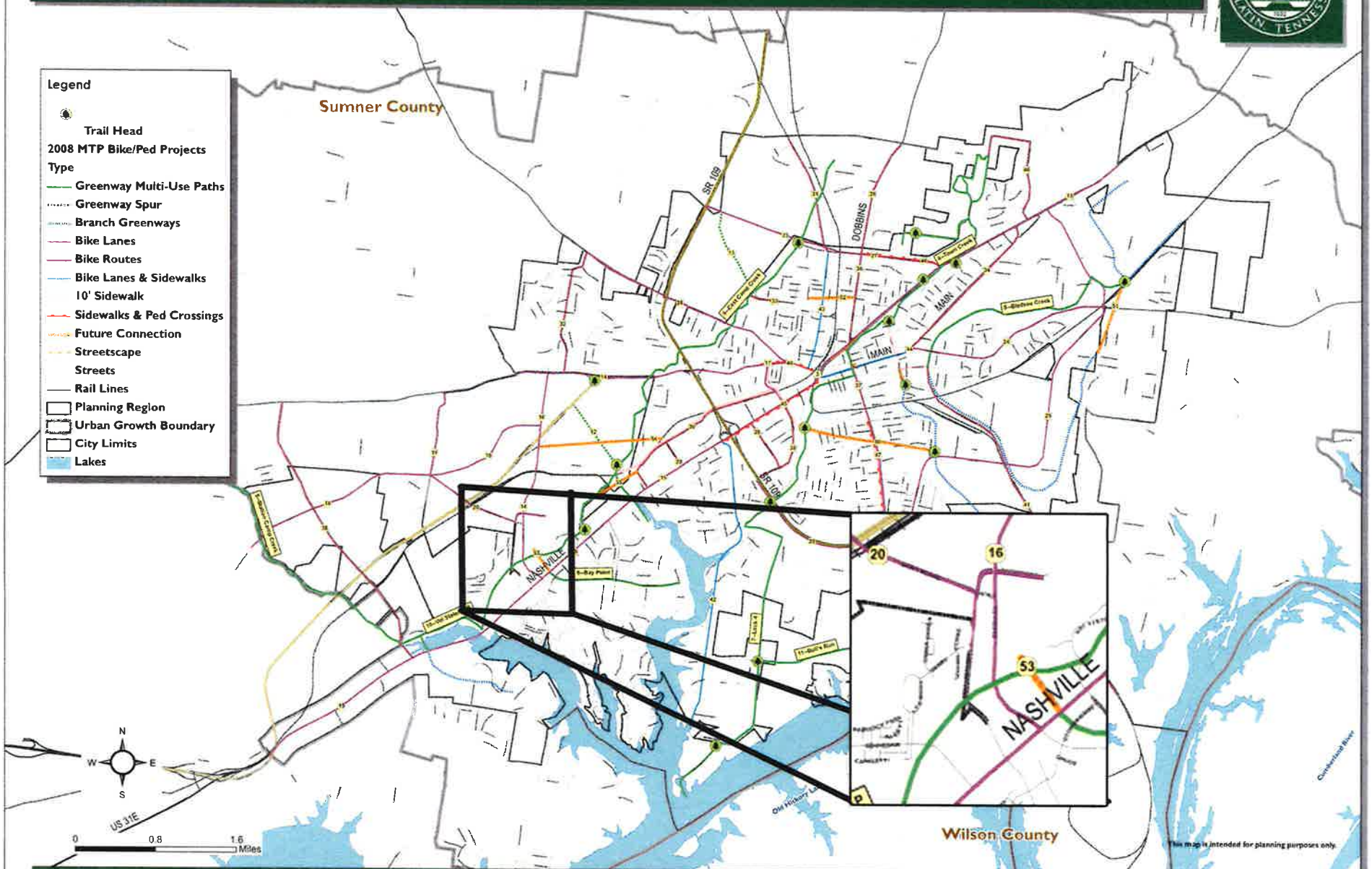
General Development & Transportation Plan

7-882-15

EXHIBIT A

PROPOSED

Exhibit 4-12: Proposed Bike/Ped Projects



Prepared by: MACTEC & CBB Crawford, Bunte, Brammeier Traffic and Transportation Engineers

Gallatin On The Move 2020

General Development & Transportation Plan

7-882-15

ITEM 14

PLANNING DEPARTMENT STAFF REPORT

Gallatin on the Move 2020 (MTP) Amendment (PC 7-882-15)
Located within the Greensboro Village Planned Unit Development
Date: September 24, 2015

PUBLIC HEARING

REQUEST: THE CITY OF GALLATIN (APPLICANT) HAVE REQUESTED TO AMEND THE *GALLATIN ON THE MOVE 2020 – CITY OF GALLATIN GENERAL DEVELOPMENT AND TRANSPORTATION PLAN UPDATE 2008-2020,* CHAPTER 4, MULTI-MODAL TRANSPORTATION PLAN, TO REVISE EXHIBIT 4-8, PROPOSED ROADWAY PROJECTS, EXHIBIT 4-9, MAJOR THOROUGHFARE PLAN, AND EXHIBIT 4-12, PROPOSED BIKE/PEDESTRIAN PROJECTS BY REMOVING THE PROPOSED EXTENSION OF DERBY DRIVE, LOCATED IN GREENSBORO VILLAGE P.U.D., FROM EAST OF ST. BLAISE ROAD THRU GREENLEA BOULEVARD TO THE WEST OF VOLUNTEER STATE COMMUNITY COLLEGE, AND ADD A NEW COLLECTOR ROAD SEGMENT CONSISTING OF ENTERPRISE DRIVE EXTENDING FROM THE EAST TERMINUS WEST TO GREENLEA BOULEVARD AND SOUTHWEST TO THE INTERSECTION OF ST. BLAISE ROAD AND LITTLE DRIVE AND SOUTHWARD ALONG ST. BLAISE ROAD TO THE INTERSECTION OF DERBY DRIVE.

OWNER:	**CITY OF GALLATIN (PLANNING DEPARTMENT)**
APPLICANT:	**CITY OF GALLATIN**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2015-103**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**SEPTEMBER 28, 2015**

PROPERTY OVERVIEW:

The City of Gallatin Planning Department is requesting approval of a resolution to amend the *Gallatin on the Move 2020* Plan (City of Gallatin General Development and Transportation Plan Update 2008-2020), Chapter 4, Multi-Modal Transportation Plan by revising several exhibits of the transportation system, including the Major Thoroughfare Plan, to re-locate Derby Drive Extension in the Greensboro Village P.U.D. (Attachment 14-1). This will eliminate a collector roadway section of Derby Drive from St. Blaise Road to Volunteer State Community College and replace it with a collector designation for Enterprise Drive and an extension of Enterprise Drive to St. Blaise Road at Little Drive and by designating St. Blaise Road from Derby Drive to Little Drive as a collector street. It also will designate these routes in the Bike/Ped Plan. This change is requested to accommodate the proposed Peytona Downs Apartments located in the Greensboro Village P.U.D. and provide future connectivity to GreenLea Boulevard and Volunteer State Community College.

CASE BACKGROUND:

Previous Approvals

The City of Gallatin Planning Commission adopted by resolution a City and Regional Major Thorough Fare Plan on September 25, 2000. The City of Gallatin Planning Commission adopted the *Gallatin on the Move 2020* Plan City of Gallatin General Development and Transportation Plan Update 2008-2020) on February 23, 2009 (GMRPC Resolution# 2009-01), which incorporated the previous adopted Major Thoroughfare Plan, and has amended the plan several times since. The Proposed Roadway Projects, Major Thoroughfare Plan, and Proposed Bike/Pedestrian Projects were assigned upon adoption of the *Gallatin on the Move 2020* plan by the Planning Commission. The projects and road identifications was re-established for this area of development (Greensboro Village P.U.D., Kennesaw Farms, and Greensboro North Transit Ready Development).

On May 18, 2015, the Planning Commission recommended approval of an amendment to the Greensboro Village P.U.D. and a Preliminary Master Development Plan for GreenLea Commons Apartments (now known as Peytona Downs) to City Council with one of the conditions to amend the *Gallatin on the Move 2020* Plan and General Development and Transportation Plan Updated 2008-2020 and obtain approval of an amended plan to relocate a future collector road from an alignment between the St. Blaise Road/Derby Drive intersection to GreenLea Boulevard to an alignment from St. Blaise Road/Little Drive intersection to the intersection of GreenLea Boulevard and Enterprise Drive.

On July 7, 2015, City Council passed on 2nd Reading Ordinance No. O1505-29 approving an amendment to the Greensboro Village PUD and approving the GreenLea Commons PMDP with conditions.

DISCUSSION:

Proposed Changes

- Exhibit 4-8: Proposed Roadway Projects
  - Project Numbers 10 and 11: Remove proposed roadway project for Derby Drive Extension from the intersection of Derby Drive and St. Blaise Road to Volunteer State Community College and leave connection from St. Blaise Road to GreenLea Boulevard located south of the T.V.A. line. (Attachment 14-2)
  - Project Number 11: Add proposed roadway project from the intersection of St. Blaise Road and Little Drive in a northeasterly direction connecting to GreenLea Boulevard at the west terminus of Enterprise Drive. (Attachment 14-3)
- Exhibit 4-9: Major Thoroughfare Plan
  - Remove collector from the intersection of Derby Drive and St. Blaise Road in a westerly direction, crossing GreenLea Boulevard, to Volunteer State Community College. (Attachment 14-4)
  - Add collector from the intersection of Derby Drive and St. Blaise Road in a northerly direction on St. Blaise Road to the intersection with Little Drive and

proceed in a northeasterly direction connecting to GreenLea Boulevard at the west terminus of Enterprise Drive. (Attachment 14-5)

- Exhibit 4-12: Proposed Bike/Ped Projects
  - Project Number 20: Remove proposed Bike/Ped project from the intersection of St. Blaise Road and Little Drive in a southerly direction along St. Blaise Road to the intersection of Derby Drive and St. Blaise Road then in an easterly direction to GreenLea Boulevard. (Attachment 14-6)
  - Project Number 20: Add proposed Bike/Ped project from the intersection of St. Blaise Road and Little Drive in a northeasterly direction connecting to GreenLea Boulevard at the west terminus of Enterprise Drive and proceeding along Enterprise Drive to the north entrance of Volunteer State Community College located on Enterprise Drive. (Attachment 14-7)
- No text changes or amendments to the Proposed Road Projects and Proposed Bike/Ped Projects in Chapter 4, or to the Implementation Plan Tables in Chapter 6.

Multi-Modal Transportation Plan Change Request

The City of Gallatin proposes to amend the Multi-Modal Transportation Plan of the *Gallatin on the Move 2020* Plan by revising several exhibits of the transportation system, including the Major Thoroughfare Plan, to re-locate Derby Drive Extension through Greensboro Village P.U.D. northward along St. Blaise Road and connecting to Enterprise Drive. This change will accommodate the proposed Peytona Downs Apartments located in the Greensboro Village P.U.D. and provide future connectivity to GreenLea Boulevard and Volunteer State Community College. The transportation plan change will affect areas of Greensboro Village P.U.D., Kennesaw Farms, Greensboro North Transit Ready Development and Volunteer State Community College. The transportation plan change is needed to ensure consistency with the intent of the Multi-Modal Transportation Plan and the development that will occur in the area.

The Gallatin on the Move 2020 plan, Chapter 6, Implementation Plan, Plan Maintenance states:

> *Minor amendments to the General Development and Transportation Plan provide the opportunity for relatively minor updates and revisions such as changes in Character Area designation, implementation actions, or for the annual review of Plan consistency with ordinances and regulations. Minor Plan Amendments should be processed throughout the year and be prepared and distributed in the form of addenda to the adopted plan. The Planning Commission should review and consider proposed amendments and hold a public hearing on the proposed amendments according to the standard plan adoption procedures.*

The City is processing the application as an administrative application since the City has public improvements located in the proposed area. This should be considered a minor amendment to the plan.

State Statute authorizes the Planning Commission to consider amendments to the plan and describes the approval process. A plan amendment procedure and plan consistency review is provided in Attachment 14-8. Chapter 6, Page 6-26 describes the process for maintaining the plan including annual and minor plan amendments. The Plan Maintenance section of the *Gallatin on the Move 2020* plan is provided in Attachment 14-9.

Adjacent Development/Zoning/Character Area
There are several surrounding properties located adjacent to the proposed changes. Basically, to the west is Kennesaw Farms, zoned R15 PRD, to the north is Greensboro North Transit Ready Development, zoned SP, to the south and east is Greensboro Village P.U.D. zoned MRO (PUD) and to the farther east is Volunteer State Community College, zoned R20.

The proposed change to the Multi-Modal Transportation Plan is located in the GreenLea Business Center Community Character Area and adjacent to the Emerging Walkable Community and College Community Character Areas.

Existing Access/ Roadway
Public access to this area consists of a major arterial road, Nashville Pike, a minor arterial road, GreenLea Boulevard, and a collector road, St. Blaise Road. GreenLea Boulevard serves as minor arterial connection with five (5) lanes, bicycle lanes and future sidewalks from Nashville Pike to State Route 386 (SR386). GreenLea Boulevard will be used more intensive in the future as the surrounding vacant land is developed and to serve as a critical connection to SR386. St. Blaise Road is a collector connection between Nashville Pike and Derby Drive located to the north. This collector connection serves the residential homes from Kennesaw Farms, St. Blaise Estates, St. Blaise Retreat, and surrounding individual owned single-family homes. The proposed amendment will not adversely affect the current travel pattern from Kennesaw Farms and the immediate surrounding single-family homes to GreenLea Boulevard, since they are currently using Little Drive to connect to GreenLea Boulevard or St. Blaise Road connecting to Nashville Pike. The amendment will modify the transportation system map series, Exhibits 4-8, 4-9, and 4-12. This amendment will provide access for these developments to Volunteer State Community College and a recent completed Regional Transit Authority bus stop.

Public Hearing and Notification
A public hearing is required when considering an amendment to the comprehensive plan. The proposed amendment was published in the *Gallatin News* on August 13, 2015, which is more than thirty (30) days prior to the Planning Commission meeting in accordance with T.C.A., Title 13, §13-3-303. The statute requires a thirty (30) day period after initial advertising of the amendment before the Planning Commission may consider this comprehensive plan amendment.

Findings
The authority to review and approve proposed changes to the plan by the regional planning commission is authorized by T.C.A. § 13-3-104 and §13-3-301, §13-3-302, and §13-3-303. The item has been properly advertised and public notice given concerning this proposed plan amendment.

The proposed Multi-Modal Transportation Plan amendments will not promote uses or create a conflict of uses that would generate nuisance characteristics for the existing or future residents of the area.

The proposed Multi-Modal Transportation Plan amendment will not hinder the City to serve the properties with public infrastructure and public utilities to current or future

development. Public Utilities are currently located along GreenLea Boulevard and properties located to the north and east.

1. The proposed plan amendment is consistent with the purpose and intent of the *Gallatin on the Move 2020* plan and will further the purposes of the Implementation Program including the Transportation and Circulation System objectives of the plan.
2. The proposed amendment is in keeping with and consistent with authority promulgated by T.C.A. §13-3-104, §13-3-301, § 13-3-302, §13-3-303, §13-4-104, § 13-4-201, and §13-4-202.
3. The proposed changes to the *Gallatin on the Move 2020* plan constitute a minor amendment to the plan.
4. The plan amendment will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare and the Multi-Modal Transportation Plan modification will continue to provide future transportation and recreation resources for the community.
5. The proposed amendment will promote the health, safety, morals, order, convenience, prosperity and welfare of the community.
6. The proposed Multi-Modal Transportation Plan amendment will not hinder the City to serve the properties with public infrastructure and public utilities to current or future development and will direct and control traffic along a rapidly developing corridor.

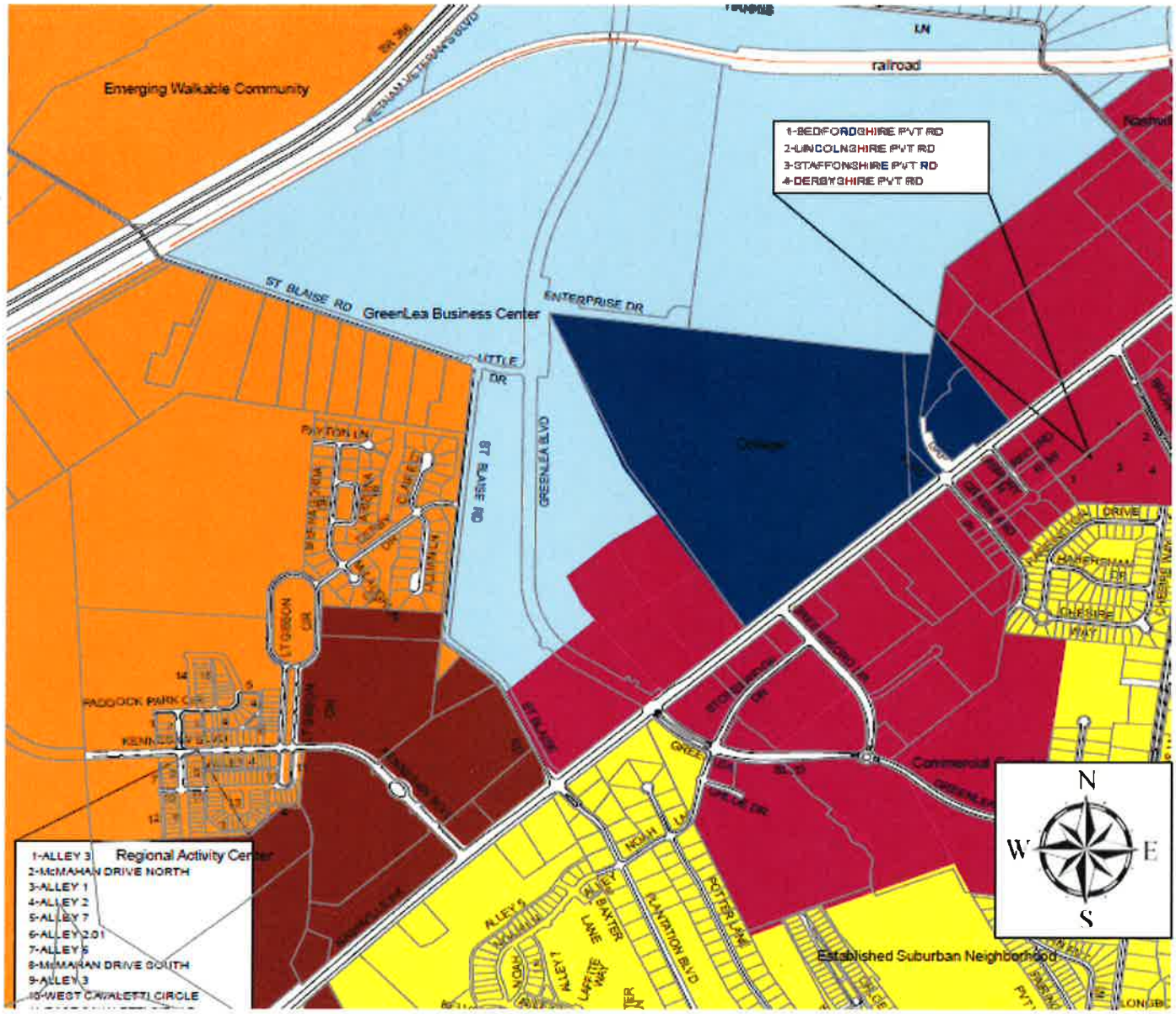
RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2015-103 amending the *Gallatin On the Move 2020* Plan (The City of Gallatin General Development and Transportation Plan Update 2008-2020) Chapter 4, Multi-Modal Transportation Plan, to revise Exhibit 4-8, Proposed Roadway Projects, Exhibit 4-9, Major Thoroughfare Plan, and Exhibit 4-12, Proposed Bike/Pedestrian Projects by removing the proposed extension of Derby Drive, located in Greensboro Village P.U.D., from east of St. Blaise Road thru GreenLea Boulevard to the west of Volunteer State Community College, and add a new collector road segment consisting of Enterprise Drive extending from the east terminus west to GreenLea Boulevard and southwest to the intersection of St. Blaise Road and Little Drive and southward along St. Blaise Road to the intersection of Derby Drive.

Attachment 14-1 Location Map/Community Character Area Map
Attachment 14-2 Existing Exhibit 4-8 Proposed Roadway Projects
Attachment 14-3 Proposed Exhibit 4-8 Proposed Roadway Projects
Attachment 14-4 Existing Exhibit 4-9 Major Thoroughfare Plan
Attachment 14-5 Proposed Exhibit 4-9 Major Thoroughfare Plan
Attachment 14-6 Existing Exhibit 4-12 Proposed Bike/Ped Projects
Attachment 14-7 Proposed Exhibit 4-12 Proposed Bike/Ped Projects
Attachment 14-8 Plan Amendment Procedure
Attachment 14-9 Plan Maintenance Section of the *Gallatin on the Move 2020* plan

Amendment to Gallatin on the Move 2020 (MTP)

Location Map



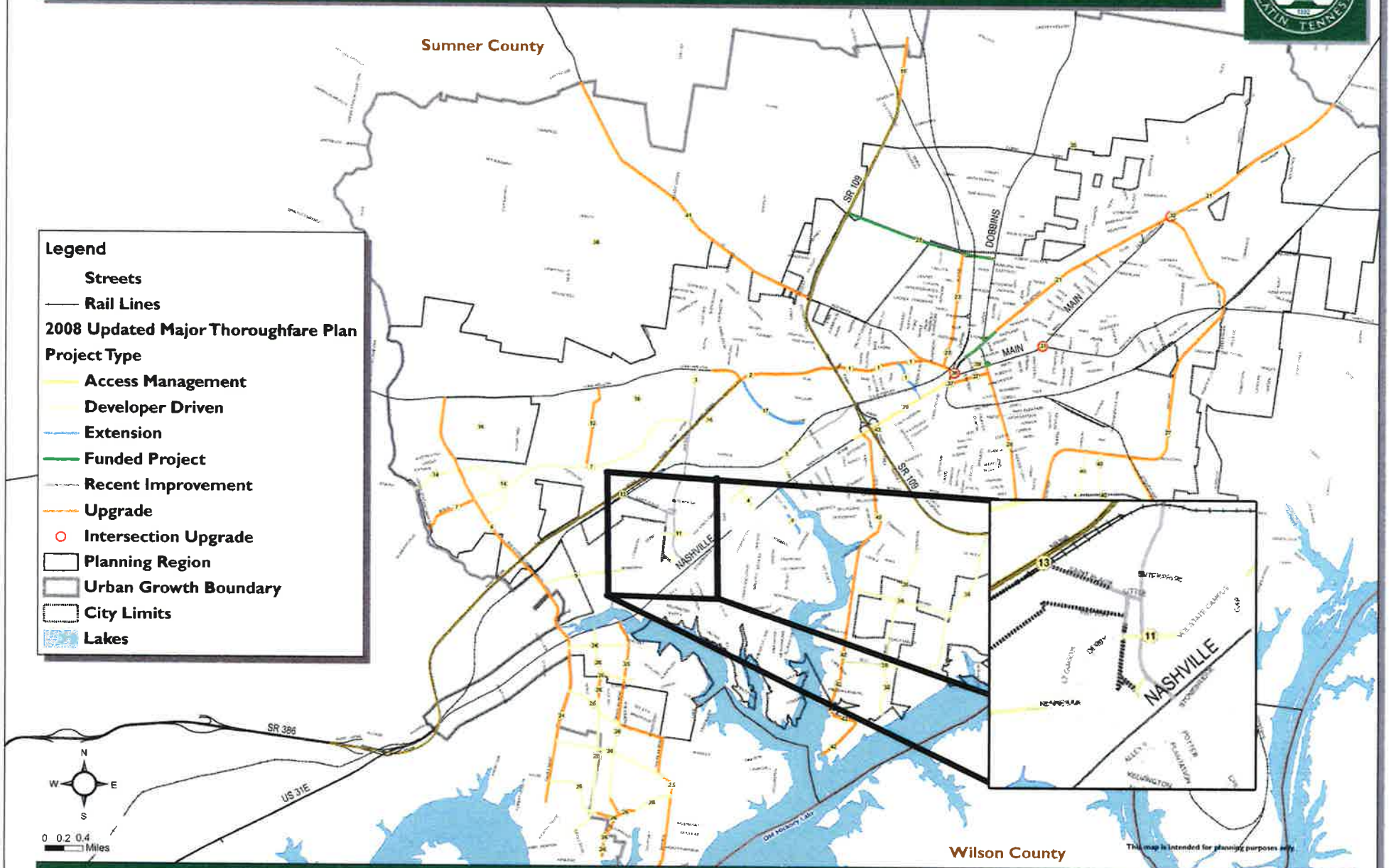
GreenLea Business Center
Tax Map and Parcel: 136//004.03, 004.04 and 004.05
Zoned MRO (PUD) and SP
PC #7-882-15

ATTACHMENT 14-1

ATTACHMENT 14-2

EXISTING

Exhibit 4-8: Proposed Roadway Projects



Prepared by: MACTEC & CBB Crawford, Bunte, Brammeier Traffic and Transportation Engineers

Gallatin On The Move 2020

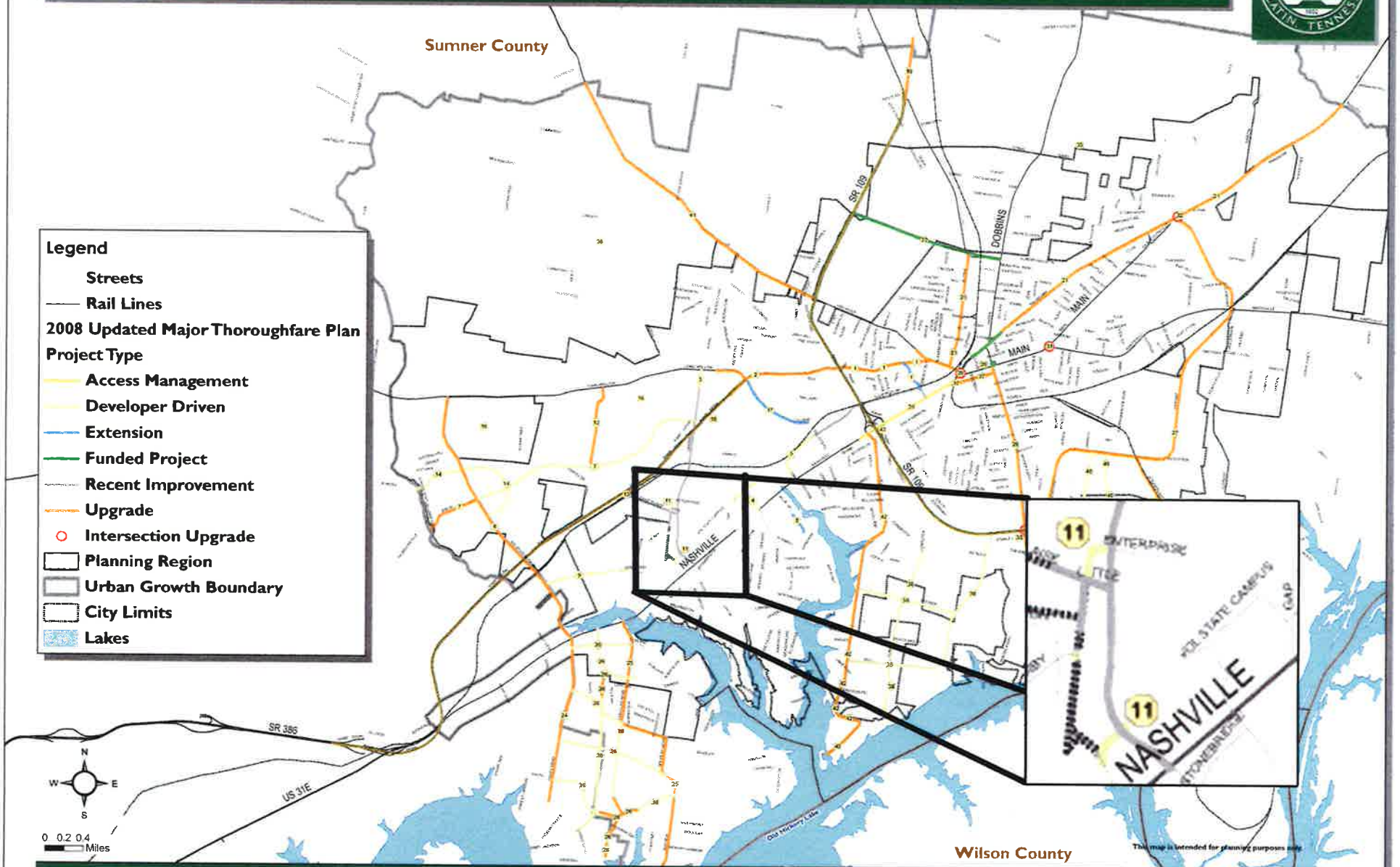
General Development & Transportation Plan

7-882-15

ATTACHMENT 14-3

PROPOSED

Exhibit 4-8: Proposed Roadway Projects



Prepared by:
MACTEC & CBB

Gallatin On The Move 2020

General Development & Transportation Plan

7-882-15

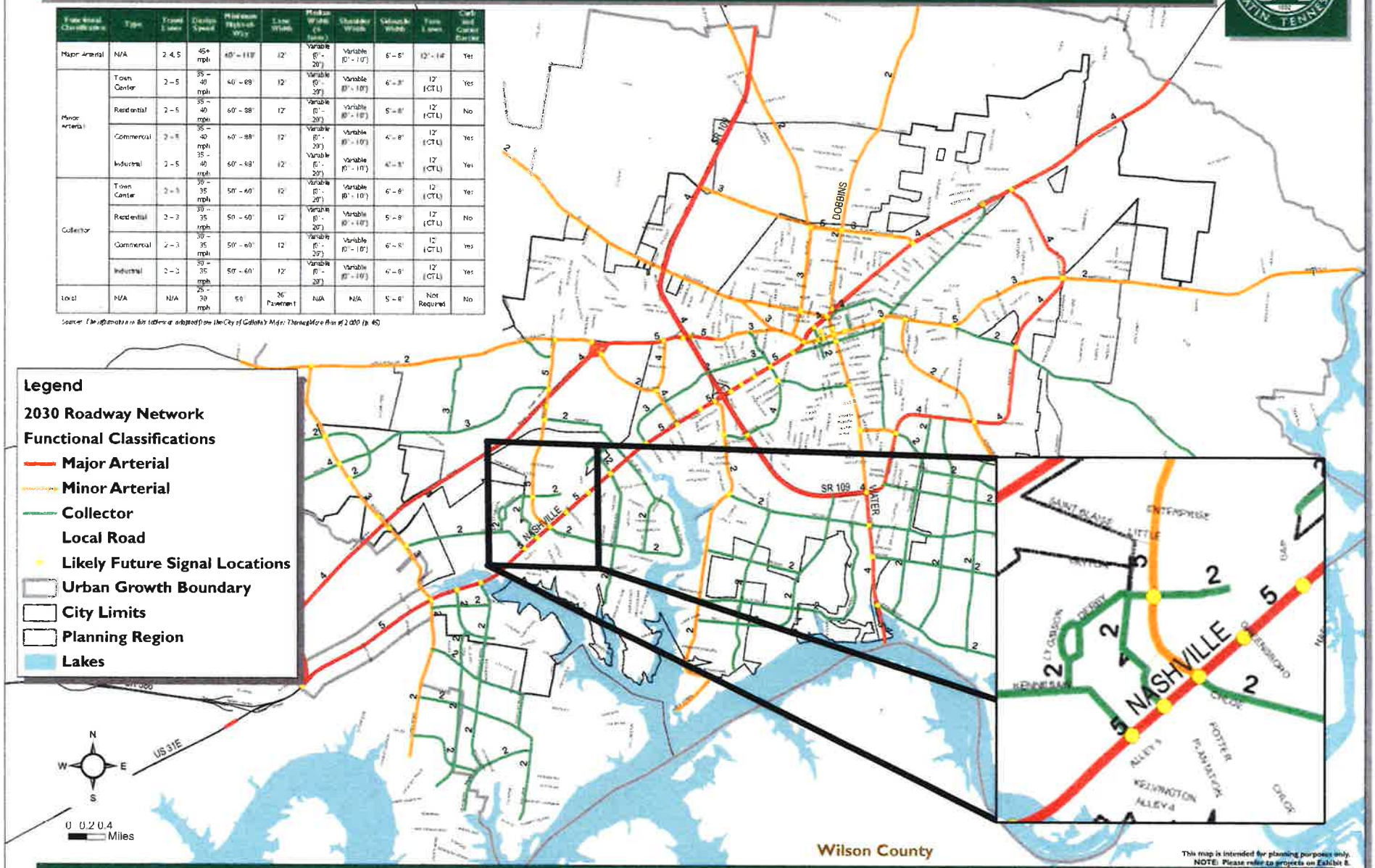
ATTACHMENT 14-4

EXISTING

Exhibit 4-9: Major Thoroughfare Plan

Functional Classification	Type	Travel Lanes	Design Speed	Minimum Right-of-Way	Lane Width	Median Width (in lanes)	Shoulder Width	Sidewalk Width	Turn Lanes	Curb and Gutter Barrier
Major Arterial	N/A	2, 4, 5	45+ mph	60' – 110'	12'	Variable (0' - 20')	Variable (0' - 10')	6' – 8'	12' - 14'	Yes
Minor Arterial	Town Center	2 – 5	35 – 40 mph	60' – 88'	12'	Variable (0' - 20')	Variable (0' - 10')	6' – 8'	12' (CTL)	Yes
	Residential	2 – 5	35 – 40 mph	60' – 88'	12'	Variable (0' - 20')	Variable (0' - 10')	5' – 8'	12' (CTL)	No
	Commercial	2 – 5	35 – 40 mph	60' – 88'	12'	Variable (0' - 20')	Variable (0' - 10')	6' – 8'	12' (CTL)	Yes
	Industrial	2 – 5	35 - 40 mph	60' – 88'	12'	Variable (0' - 20')	Variable (0' - 10')	6' – 8'	12' (CTL)	Yes
Collector	Town Center	2 – 3	30 – 35 mph	50' – 60'	12'	Variable (0' - 20')	Variable (0' - 10')	6' – 8'	12' (CTL)	Yes
	Residential	2 – 3	30 – 35 mph	50' – 60'	12'	Variable (0' - 20')	Variable (0' - 10')	5' – 8'	12' (CTL)	No
	Commercial	2 – 3	30 – 35 mph	50' – 60'	12'	Variable (0' - 20')	Variable (0' - 10')	6' – 8'	12' (CTL)	Yes
	Industrial	2 – 3	30 – 35 mph	50' – 60'	12'	Variable (0' - 20')	Variable (0' - 10')	6' – 8'	12' (CTL)	Yes
Local	N/A	N/A	25 – 30 mph	50'	26' Pavement	N/A	N/A	5' – 8'	Not Required	No

Source: The information in this table is adapted from the City of Gallatin's Major Thoroughfare Plan of 2000 (p. 45)



This map is intended for planning purposes only.
NOTE: Please refer to projects on Exhibit 8.

Prepared by: MACTEC & CBB Crawford, Murphy, Bennett

Gallatin On The Move 2020

General Development & Transportation Plan

7-882-15

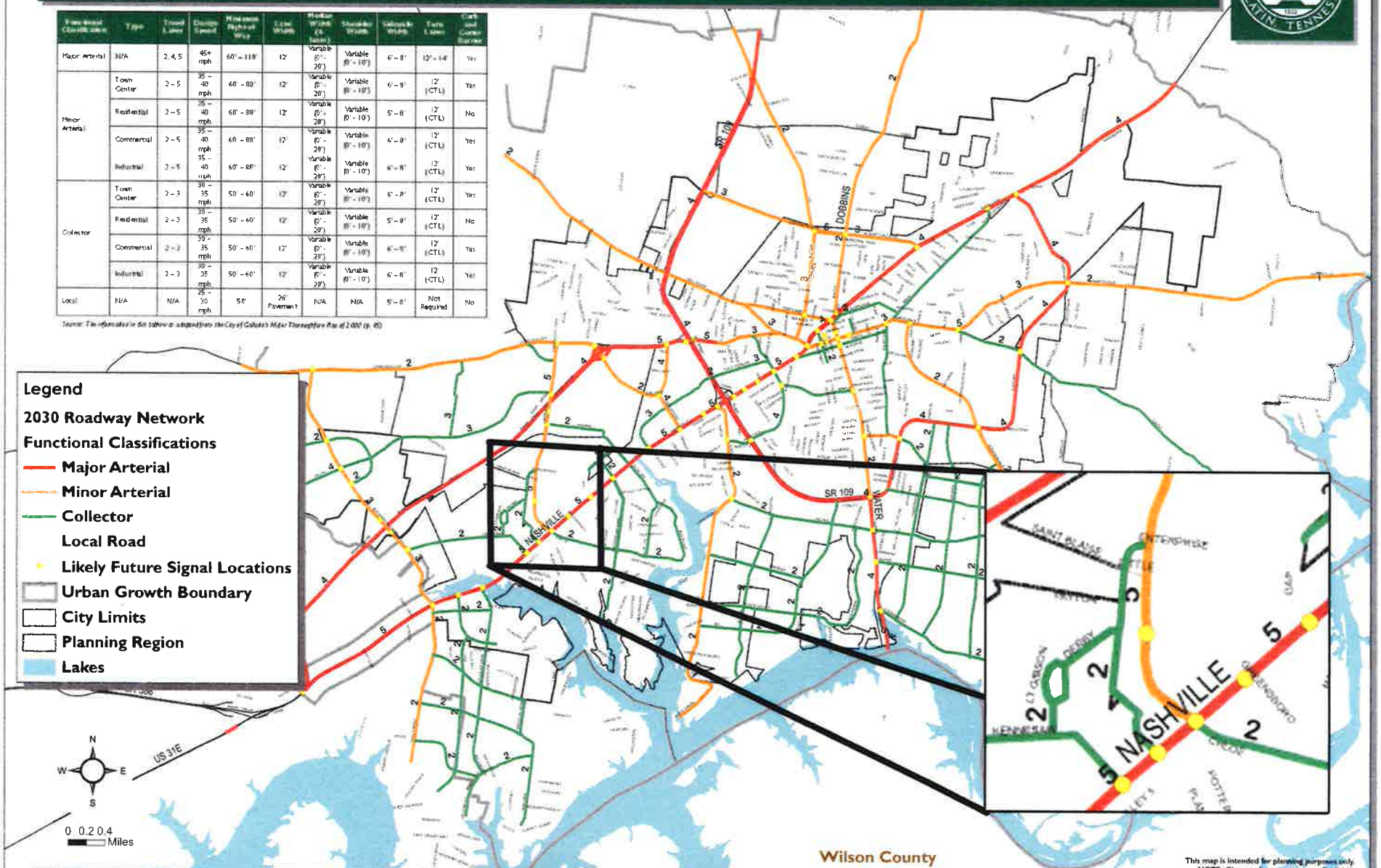
ATTACHMENT 14-5

PROPOSED

Exhibit 4-9: Major Thoroughfare Plan

Functional Classification	Type	Travel Lanes	Design Speed	Minimum Right-of-Way	Lane Width	Median Width (& Lanes)	Shoulder Width	Sidewalk Width	Turn Lanes	Curb and Gutter Barrier
Major Arterial	N/A	2, 4, 5	45+ mph	60' – 118'	12'	Variable (0' - 20')	Variable (0' - 10')	6' – 8'	12' - 14'	Yes
Minor Arterial	Town Center	2 – 5	35 – 40 mph	60' – 88'	12'	Variable (0' - 20')	Variable (0' - 10')	6' – 8'	12' (CTL)	Yes
	Residential	2 – 5	35 – 40 mph	60' – 88'	12'	Variable (0' - 20')	Variable (0' - 10')	5' – 8'	12' (CTL)	No
	Commercial	2 – 5	35 – 40 mph	60' – 88'	12'	Variable (0' - 20')	Variable (0' - 10')	6' – 8'	12' (CTL)	Yes
	Industrial	2 – 5	35 – 40 mph	60' – 88'	12'	Variable (0' - 20')	Variable (0' - 10')	6' – 8'	12' (CTL)	Yes
Collector	Town Center	2 – 3	30 – 35 mph	50' – 60'	12'	Variable (0' - 20')	Variable (0' - 10')	6' – 8'	12' (CTL)	Yes
	Residential	2 – 3	30 – 35 mph	50' – 60'	12'	Variable (0' - 20')	Variable (0' - 10')	5' – 8'	12' (CTL)	No
	Commercial	2 – 3	30 – 35 mph	50' – 60'	12'	Variable (0' - 20')	Variable (0' - 10')	6' – 8'	12' (CTL)	Yes
	Industrial	2 – 3	30 – 35 mph	50' – 60'	12'	Variable (0' - 20')	Variable (0' - 10')	6' – 8'	12' (CTL)	Yes
Local	N/A	N/A	25 – 30 mph	50'	26' Pavement	N/A	N/A	5' – 8'	Not Required	No

Source: The information in this table was adapted from the City of Gallatin's Major Thoroughfare Plan of 2000 (p. 45)



This map is intended for planning purposes only.
NOTE: Please refer to projects on Exhibit 8.

Prepared by: MACTEC & CBB Crawford, Burns, Beaumont Traffic and Transportation Engineers

Gallatin On The Move 2020

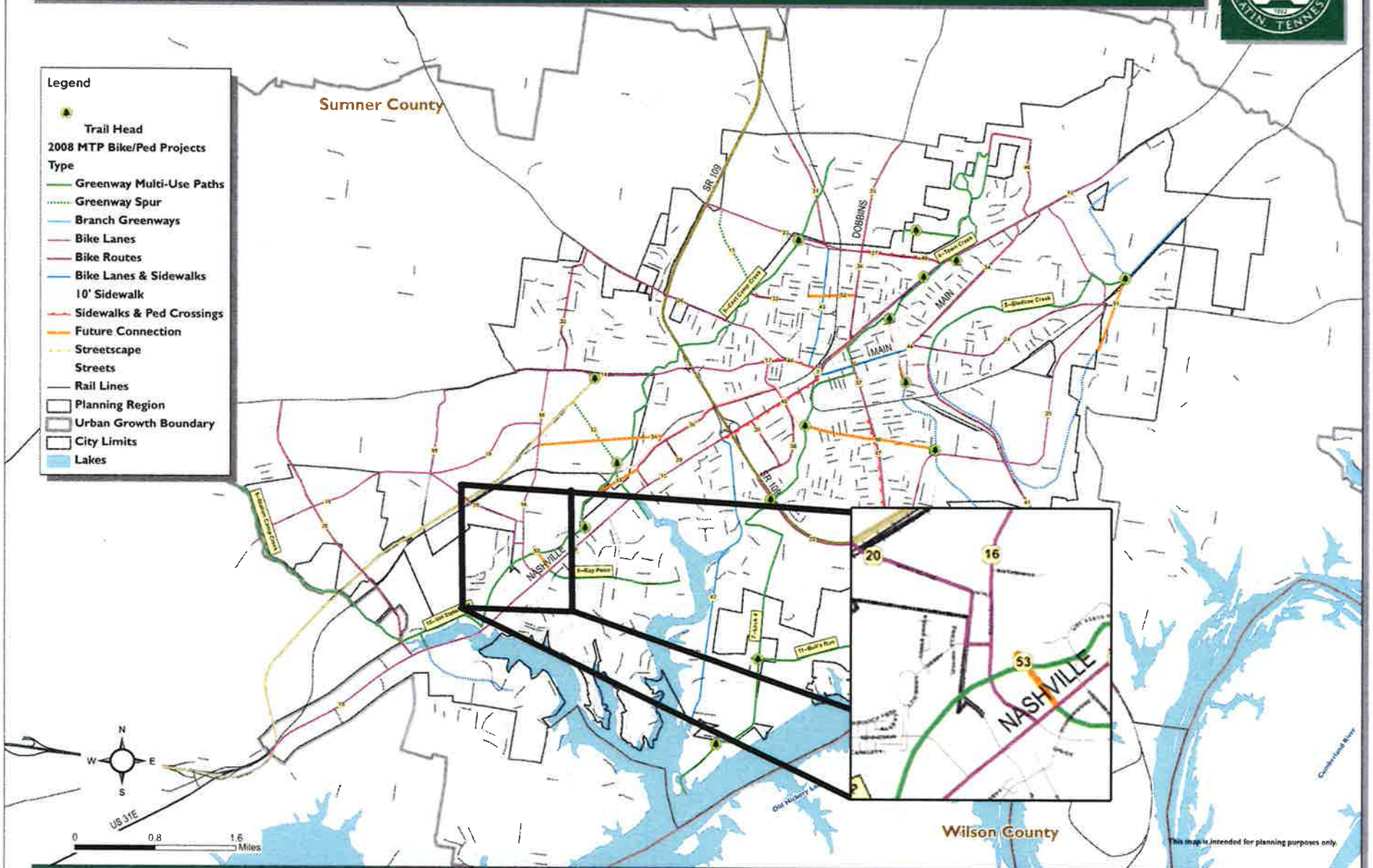
General Development & Transportation Plan

7-882-15

ATTACHMENT 14-6

EXISTING

Exhibit 4-12: Proposed Bike/Ped Projects



Prepared by: MACTEC & CBB

Gallatin On The Move 2020

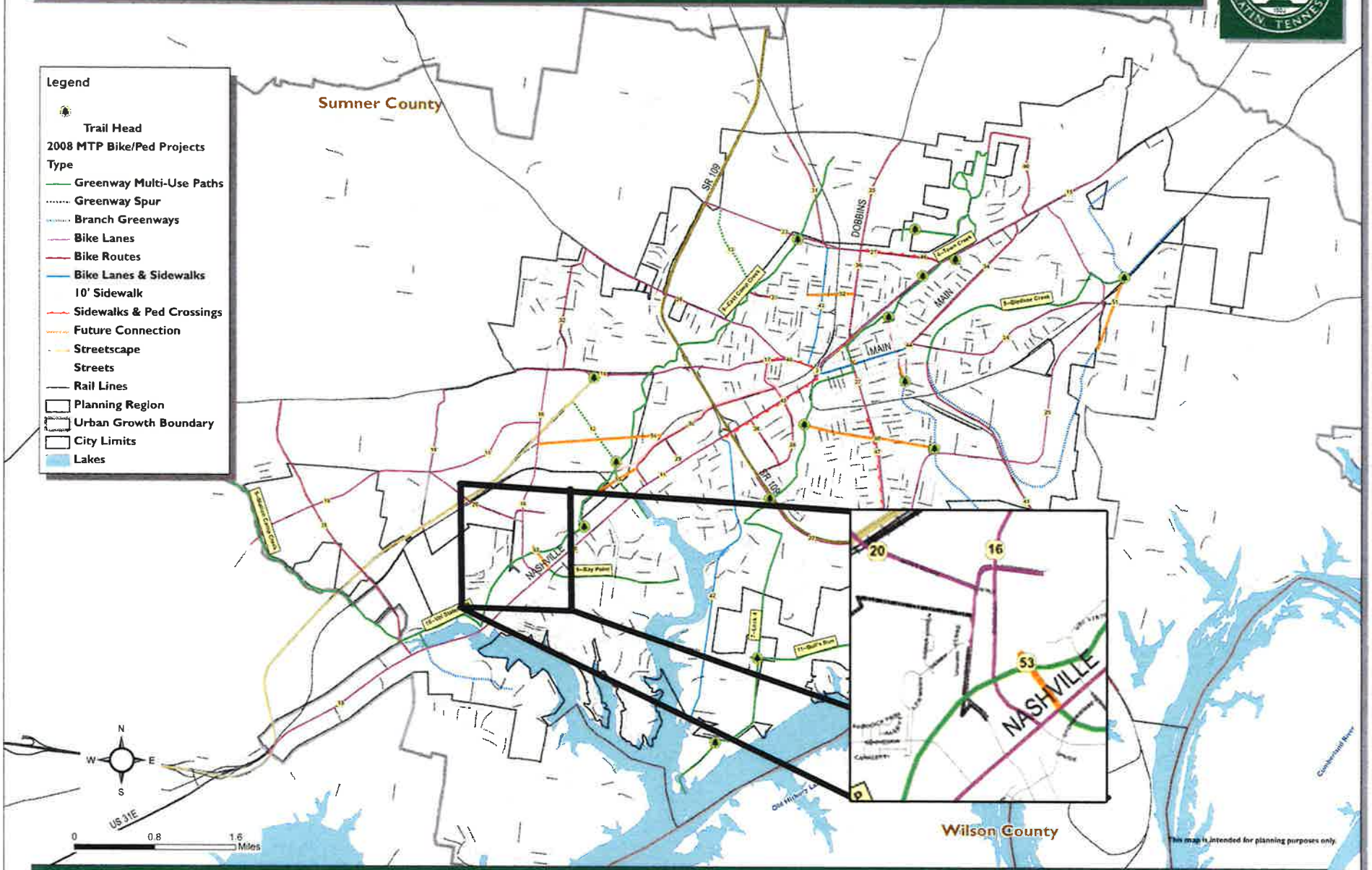
General Development & Transportation Plan

7-882-15

ATTACHMENT 14-7

PROPOSED

Exhibit 4-12: Proposed Bike/Ped Projects



Prepared by: MACTEC & CBB Crawford, Murphy & Tilly Traffic and Transportation Engineers

Gallatin On The Move 2020

General Development & Transportation Plan

7-882-15

ATTACHMENT 14-8

T.C.A. §13-3-104. Powers and functions of commission.

(a) It is the further duty of a regional planning commission to promote the mutual cooperation of the planning commissions of municipalities within the region, and the coordination of the plans of such municipalities with the plan of the region, and generally to confer with and advise municipal and county executives and legislative bodies and officials for the purpose of promoting a coordinated and adjusted development of the region. Any such commission may also advise county and municipal legislative bodies with respect to the formulation of public improvement programs and the financing of such programs. It may also cooperate with the planning, legislative or executive authorities of neighboring states, regions, counties or municipalities for the purpose of promoting coordination between the development of the region and adjoining or neighboring territory.

(b) All municipal, county and other local public officials shall, upon request, furnish to the commission, within a reasonable time, such available information as it may require for its work.

(c) The commission, its members and employees, in the performance of its functions, may enter upon any land and make examinations and surveys and place and maintain necessary monuments and marks on such land.

(d) In general, the commission has such powers as may be necessary for it to perform its functions and to promote regional planning.

T.C.A. §13-3-301 Making and adopting a general regional plan, states that the ***"regional plan, with accompanying maps, plats, charts, and descriptive matter, shall show the regional planning commission's recommendations for the development of the territory covered by the plan, and may include ...a land classification and utilization program; and a zoning plan for the regulation of the height, area, bulk, location and uses of buildings, the distribution of population, and the uses of the land for trade, industry, habitation, recreation, agriculture, forestry, soil and water conservation and other purposes."***

T.C.A. §13-3-302 describes the General Purpose of the regional plan " shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, efficient and economic development of the region which will , in accordance with the present and future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and welfare of the inhabitants as well as the efficiency and economy in the process of development including habitation and other uses... as determined by the planning commission.

T.C.A. §13-3-303 Amendments to the Regional Plan, Regional planning Commission to adopt the plan (or amendments to) by resolution. A public hearing has been scheduled and advertised in the newspaper of general circulation at least thirty (30) days prior to the meeting in which the adoption is to be considered.

T.C.A. §13-3-304(b): However, if the legislative body (Council) does not or has not adopted the general regional plan by ordinance, the land use decisions made by the legislative body (Council) or the Planning Commission, then the land use decision do not necessarily have to be consistent with the general plan.

7-882-15

ATTACHMENT 14-8

T.C.A. §13-4-202. Adoption of plan Manner. (applicable to the City of Gallatin)

(a) The commission may adopt the plan as a whole by a single resolution, or, as the work of making the whole plan progresses, may from time to time adopt a part or parts thereof, any such part to correspond generally with one (1) or more of the functional subdivisions of the subject matter of the plan. Prior to the adoption of the plan or any part or parts of the plan by the commission, the commission shall hold a public hearing thereon, the time and place of which shall be published in a newspaper of general circulation in the municipality at least thirty (30) days prior to the meeting in which the adoption is to be first considered. The adoption of the plan or any part, amendment or addition shall be by resolution carried by the affirmative votes of not less than a majority of all the members of the commission. The resolution shall refer expressly to the maps, descriptive matter and other matters intended by the commission to form the whole or part of the plan, and the action taken shall be recorded on the adopted plan or part thereof and descriptive matter by the identifying signature of the secretary of the commission, and a copy of the plan or part thereof shall be certified to the chief legislative body.

(b) Once the commission has adopted the general plan or amendment of the general plan for the planning jurisdiction of the commission, the commission's transmittal of the certification to the legislative body may simultaneously include a resolution by the planning commission requesting the consideration and adoption of the general plan by the legislative body of the municipality and in the case of a municipal regional planning commission by the county legislative body for the area outside the municipal boundary limits but within the county. The municipal legislative body, by ordinance, may adopt the general plan as certified by the planning commission and the county legislative body by resolution may adopt the elements of the plan within the jurisdiction of the county legislative body as certified by the planning commission. Once adopted by the legislative body, the general regional plan may be amended by a vote as follows:

(1) (A) Except as provided in subdivision (b)(1)(B), the planning commission may initiate an amendment to the general plan. If the planning commission votes to adopt an amendment to the general plan, the planning commission shall transmit its action to the legislative body and the legislative body must pass the amendment by a majority vote in order for the amendment to be operative.

(B) (i) If the planning commission initiates and votes to adopt an amendment to the general plan, the amendment shall be operative without further action of the legislative body. The planning commission shall transmit its action to the legislative body.

7-882-15

ATTACHMENT 14-9

PLAN MAINTENANCE

The Gallatin Municipal-Regional Planning Commission is responsible for maintaining the plan to accurately reflect current community conditions and the community's vision and priorities for the future. Maintenance of the plan includes minor plan amendments, progress reports and significant plan updates, each of which is described in more detail below. In addition, the General Development Plan Amendment checklist is located in Appendix E.

ANNUAL AMENDMENTS

Annual plan amendments will provide opportunity for relatively minor updates and revisions such as changes in Character Area designations, implementation actions, and review of plan consistency with ordinances and regulations. Annual amendments should be an ongoing process throughout the year and be prepared and distributed in the form of addenda to the adopted plan. Planning Commission should review and approve proposed changes following plan adoption procedures.

MINOR PLAN AMENDMENTS

Minor amendments to the General Development and Transportation Plan provide the opportunity for relatively minor updates and revisions such as changes in Character Area designations, implementation actions, or for the annual review of Plan consistency with ordinances and regulations. Minor Plan Amendments should be processed throughout the year and be prepared and distributed in the form of addenda to the adopted plan. The Planning Commission should review and consider proposed amendments and hold a public hearing on the proposed amendments according to the standard plan adoption procedures.

PROGRESS REPORTS

The Planning Commission and its staff should prepare an Annual Report for submittal and presentation to the City Council. The report should contain the status of implementation, significant actions and accomplishments, as well as recommendations for needed actions and programs to be developed and implemented in the coming year. The time schedule for preparing the Annual Report should be coordinated with the preparation of the annual budget for the City of Gallatin so that the recommendations will be available early in the budgeting process.

SIGNIFICANT PLAN UPDATES

Significant updates to the plan should occur at least every five years. These updates will ensure continued usefulness of the plan for use by public officials, staff, and others. Annual plan amendments from the previous years should be incorporated into the next major plan update. Plan updates will be a significant undertaking involving public officials, departments, and citizens and consultant services may be utilized if necessary. As part of a plan update, the base data including population projections and existing land use should be reviewed and updated. Additionally, the goals, objectives and policies of the plan should be analyzed and reviewed to determine their effectiveness and relevance to current conditions. Goals, objectives, and policies that were not previously achieved should be identified and new or modified elements should be developed as necessary. The result of a significant plan update will be a new plan for the City of Gallatin, including identification of current goals, objectives, and actions.

7-882-15

ITEM 15

City of Gallatin
Engineering Division
Transportation and Drainage Infrastructure
Inspection Report

Name of Site/Subdivision		Fairway Farms		Phase/Section	Phase 1 Section 1A (Contains entire length of Wendling Blvd.)
PC #	1-19-05C	Site Contact	Rick Halcomb	Site Contact #	615-824-3154

DATE	REASON FOR INSPECTION							
6-17-2011	X	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
Curb, binder, signs in and good shape. Stamped traffic circles in. 4 spots @ 6'x 6' need binder repair prior to topping. Aprox. 1900' of sidewalk installed.								
DRAINAGE INFRASTRUCTURE								
Drainage infrastructure in.								
NOTES								INSPECTOR
Inspection is for yearly surety renewal/update.								JZW

DATE	REASON FOR INSPECTION							
5-15-2012	X	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
Additional 240 LF sidewalks installed, 2,140LF total. Additional road failures in pavement. ((2)100'x5',5'x26')								
DRAINAGE INFRASTRUCTURE								
Drainage infrastructure in.								
NOTES								INSPECTOR
Inspection is for yearly surety renewal/update.								JZW

DATE	REASON FOR INSPECTION							
7-16-2013	X	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
Additional 590 LF sidewalk installed, 2730 LF total.								
DRAINAGE INFRASTRUCTURE								
Drainage infrastructure in.								
NOTES								INSPECTOR
Inspection is for yearly surety renewal/update.								JZW

1-76-05C

DATE	REASON FOR INSPECTION							
5-29-2014	X	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**

TRANSPORTATION INFRASTRUCTURE
Binder is deteriorating. Additional road failures (100'x5') (10'x26')
DRAINAGE INFRASTRUCTURE
Drainage infrastructure in.

NOTES	INSPECTOR
Inspection is for yearly surety renewal/update.	JZW

DATE	REASON FOR INSPECTION							
8/24/15	x	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**

TRANSPORTATION INFRASTRUCTURE
Curb and gutter is installed, asphalt binder is in place and in good condition except for the areas noted below. 5,200 lf of sidewalk installed. Final asphalt surface course is not installed. Street signage is in, but stopbars and crosswalks are not striped.
DRAINAGE INFRASTRUCTURE
Storm structures are installed.

NOTES	INSPECTOR
Install asphalt surface course Install remaining 2,600 lf of sidewalk Accessible ramps do not have truncated domes (DWS) installed Install thermoplastic stopbars and crosswalks. Road repair areas: (20' x 20') ≈ 6 Tons **Updated Surety Amount set to $207,000 (Total bond amount includes Phase 1 Section 1A (($245,000))**	BMR

1-76-05C

City of Gallatin
Engineering Division
Transportation and Drainage Infrastructure
Inspection Report

Name of Site/Subdivision		Fairway Farms		**Phase/Section**	Phase 3 Section 1B
PC #	1-15-07C but bonded under PC # 1-19-05C	**Site Contact**	Rick Halcomb	**Site Contact #**	615-824-3154

DATE	**REASON FOR INSPECTION**							
6-17-2011	X	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**
TRANSPORTATION INFRASTRUCTURE								
Curb and binder in. Needs street signage. 325' of sidewalk has been installed.								
DRAINAGE INFRASTRUCTURE								
Most drainage infrastructure in. Still needs level spreader @ outlet into LHP Golf Course. Ponds in good shape.								
NOTES								**INSPECTOR**
Inspection for surety renewal/update.								JZW

DATE	**REASON FOR INSPECTION**							
5-15-2012	X	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**
TRANSPORTATION INFRASTRUCTURE								
Additional aprox. 620 LF of sidewalk installed so 945 LF total sidewalk installed. Still needs street signage. No road failures noticed. 30' curb has dipped and needs replacing.								
DRAINAGE INFRASTRUCTURE								
Most drainage infrastructure in. Still needs level spreader @ outlet into LHP Golf Course. Ponds in good shape								
NOTES								**INSPECTOR**
Inspection for surety renewal/update.								JZW

DATE	**REASON FOR INSPECTION**							
7-16-2013	X	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**
TRANSPORTATION INFRASTRUCTURE								
Additional 1690 LF sidewalk installed. 2635 LF total.								
DRAINAGE INFRASTRUCTURE								
Still needs level spreader @ outlet into LHP Golf Course.								
NOTES								**INSPECTOR**
Inspection for surety renewal/update.								JZW

1-76-05C

DATE	REASON FOR INSPECTION							
5-29-2014	X	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**
TRANSPORTATION INFRASTRUCTURE								
Additional 460 LF sidewalk installed. 3095 LF total. Repair 5'x5' at Walpole/Fannis intersection.								
DRAINAGE INFRASTRUCTURE								
Still needs level spreader @ outlet into LHP Golf Course.								
NOTES								**INSPECTOR**
Inspection for surety renewal/update.								JZW

DATE	REASON FOR INSPECTION							
8/24/15	x	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**
TRANSPORTATION INFRASTRUCTURE								
Curb and gutter, asphalt binder and asphalt surface is installed. Street signage is in, but stopbars and crosswalks are not striped. 4,250 lf of sidewalk installed.								
DRAINAGE INFRASTRUCTURE								
Storm structures are installed except for level spreader as previously noted by JZW.								
NOTES								**INSPECTOR**
Repair asphalt surface damaged from dumpster location at 795 Walpole Drive Accessible ramps do not have truncated domes (DWS) installed Install thermoplastic stopbars and crosswalks. Install remaining 1,100 lf of sidewalk around big open space of Fannis Circle **Updated Surety Amount set to $38,000 (Total bond amount includes Phase 1 Section 1A (($245,000))**								BMR

1-76-05C

Performance Bond Estimate

Date: 5/19/10
By: JZW

PC/BZA #: **1-19-05C**(P1 S1A), 1-15-07C(P3 S1B)
***Bond is listed under 1-19-05C**

Subdivision Name: Fairway Farms Phase 1 Section 1A (entire length of Wendling Blvd) and Phase 3 Section 1B

Reduced:

6/17/2011	JZW	Updated paving, curb, and sidewalk unit prices. Added repair areas identified in 6-17-2011 inspection.
5/15/2012	JZW	Updated sidewalk % complete and added repair areas identified in 5-15-2012 inspection.
7/16/2013	JZW	Updated sidewalk % complete .
5/29/2014	JZW	Added additional road failures.
8/26/2015	BMR	Updated sidewalk completions

Phase 1 Section 1A

Road Specifications

ROAD NAME	LENGTH (ft)	WIDTH (ft)	CUL-DE-SAC RADIUS (ft)	BASE (in)	BINDER (in)	SURFACE (in)	R.O.W (ft)
Wendling Bouelevard	2700	34	50	8	2.5	1.5	70
Walpole Drive	400	26	0	6	2.5	1.5	50
Vasser Drive	400	26	0	6	2.5	1.5	50
Tumbo Drive	280	26	0	6	2.5	1.5	50
Nelms Drive	110	26	0	6	2.5	1.5	50

Roadway

Description	Unit Price	Estimated Quantity	Cost	% Complete	Cost To Complete
Aggregate-Type A Base Grading D (TON)	$30.00	81903 CF	**$128,997.75**	**100%**	$0.00
Prime Coat (TON)	$550.00	5079	**$11,638.23**	**100%**	$0.00
Binder-B-Mod (TON)	$75.00	27206 CF	**$137,731.64**	**100%**	$0.00
Tack Coat (TON)	$400.00	1,451	**$2,418.33**	**0%**	$2,418.33
Asphalt Surface Coarse Grade D (TON)	$100.00	16324 CF	**$118,347.19**	**0%**	$118,347.19
Clearing and Grubbing (AC)	$15,000.00	3.37	$50,550.00	**100%**	$0.00
Strip Topsoil (CY)	$8.75	4747.22	$41,538.19	**100%**	$0.00
Roadway Excavation (CY)	$4.05	6778.14	$27,451.47	**100%**	$0.00
Staking (AC)	$2,000.00	3.37	$6,740.00	**100%**	$0.00
Mobilization (LS)	$6,000.00	1.00	$6,000.00	**100%**	$0.00
6' Sidewalk (LF)	$25.00		$0.00	**0%**	$0.00
5' Sidewalk (LF)	$20.00	7800	$156,000.00	**66%**	$53,040.00
Extruded Curb (LF)	$15.00		$0.00	**0%**	$0.00
Curb and Gutter (LF)	$25.00	7800	$195,000.00	**100%**	$0.00
Stamped Concrete (SF)	$20.00	19000	$380,000.00	**100%**	$0.00
Repair area indicated in 6-17-2011 Inspection		4@5'x5'	$400.00	**0%**	$400.00
Repair area indicated in 5-15-2012 Inspection		(2)100'x5', 5'x26'	$4,000.00	**0%**	$4,000.00
Repair area indicated in 5-29-2014 Inspection		1	$3,500.00	**0%**	$3,500.00

Total Cost: $1,262,412.81 **Cost To Complete:** $181,705.52

1-76-05C

Street Signs and Markings

Description	Price w/ Installation	Quantity	Cost	% Complete	Cost To Complete
(R1-1) Stop Sign and Post	$95.00	1	$95.00	0%	$95.00
(D3) Street Name Signs (6"x36")	$30.00	14	$420.00	80%	$84.00
One Way (R6-1)	$45.00	12	$540.00	80%	$108.00
(R2-1) Speed Limit Sign	$75.00	2	$150.00	0%	$150.00
(R1-2) Yield, (W14-2) No Outlet, (W14-1) Dead End, (W2-6)	$95.00	18	$1,710.00	80%	$342.00
(W11-2) FYG Pedestrian Crosswalk	$150.00	0	$0.00	0%	$0.00
(W16-7p) Arrow					
Installation of Owner Furnished Signs	$75.00	0	$0.00	0%	$0.00
Stop Bar	$200.00	1	$200.00	0%	$200.00
Pavement Markings (Arrows, Etc.)	$250.00	0	$0.00	0%	$0.00
Crosswalk	$800.00	6	$4,800.00	0%	$4,800.00
Single Line (LF)	$1.50	0	$0.00	0%	$0.00
Double Line (LF)	$3.00	0	$0.00	0%	$0.00

Total Cost: $7,915.00 **Cost To Complete:** $5,779.00

Sign Bill: $2,915.00

Stormwater and Erosion Control

Description	Unit Price	Quantity	Cost	% Complete	Cost To Complete
Inlet/Junction Box (EA)	$2,000.00	23	$46,000.00	100%	$0.00
Headwalls (EA)	1,000.00	1	$1,000.00	100%	$0.00
Pipe Culverts 15-24" (LF)	35.00	1,680	$58,800.00	100%	$0.00
Pipe Culverts 30"+ (LF)	50.00	430	$21,500.00	100%	$0.00
Driveway Culvert 15"	18.00	0	$0.00	0%	$0.00
Driveway Culvert 18"	32.00	0	$0.00	0%	$0.00
Ditches up to 2' bottom (LF)	17.50	0	$0.00	0%	$0.00
Ditches over 3' bottom (LF)	25.00	0	$0.00	0%	$0.00
Box Culverts (WxL) (SF)	50.00	0	$0.00	0%	$0.00
Detention Ponds (Small) (EA)	25,000.00	0	$0.00	0%	$0.00
Detention Ponds (Large) (EA)	35,000.00	0	$0.00	0%	$0.00
Final Stabilization (Avg.) (ACRE)	2,000.00	2	$4,000.00	100%	$0.00
Silt fence (LF)	$1.50	2,800	$4,200.00	100%	$0.00
Silt Fence Wire Backing (LF)	$4.50	0	$0.00	0%	$0.00
Temporary stabilization (ACRE)	1,000.00	4	$4,000.00	100%	$0.00
Check Dams (EA)	100.00	0	$0.00	0%	$0.00
Filter Swales (up to 15' W) (LF)	35.00	0	$0.00	0%	$0.00
Filter Swales (over 15' W) (LF)	50.00	0	$0.00	0%	$0.00
Catch Basin filter assembly (EA)	75.00	23	$1,725.00	50%	$862.50
Construction entrance (EA)	1,500.00	1	$1,500.00	100%	$0.00
Rock outlet protection (EA)	200.00	7	$1,400.00	100%	$0.00
Dust Control (EA)	2,000.00	0	$0.00	0%	$0.00
EC Blanket (SY)	1.15	0	$0.00	0%	$0.00
Curb inlet protection (EA)	200.00	0	$0.00	0%	$0.00

Total Cost $144,125.00 **Cost To Complete:** $862.50

EC Bond: $12,825.00

Comments:

Total Project Cost(110%)= $1,555,400 **Cost To Complete(110%)=** $207,000

15% of Principal Amount= $233,000

Maintenance Bond Amount = $155,500
(10% Total Project Cost)

*Revised 1-4-2010 by JZW to accommodate Sub Reg Section 3-101.3 change to 15% as minir

1-76-05C

Phase 3 Section 1B

Reduced:	6/17/2011	JZW	Updated paving, curb, and sidewalk unit prices. Added completion of 325' of sidewalk.
	5/14/2012	JZW	Updated sidewalk % complete and added repair areas identified in 5-15-2012 inspection.
	7/16/2013	JZW	Updated sidewalk % complete
	5/29/2014	JZW	Updated sidewalk % complete and added repairs indicated in 5-29-2014 TDI. Updated signage.
	8/26/2015	BMR	Updated asphalt surface completed.

Road Specifications

ROAD NAME	LENGTH (ft)	WIDTH (ft)	CUL-DE-SAC RADIUS (ft)	BASE (in)	BINDER (in)	SURFACE (in)	R.O.W (ft)
Walpole Drive	500	25	0	6	2.5	1.5	50
Fannis Circle	2175	25	0	6	2.5	1.5	50

Roadway

Description	Unit Price	Estimated Quantity	Cost	% Complete	Cost To Complete
Aggregate-Type A Base Grading D (TON)	$30.00	33438 CF	**$52,664.06**	100%	$0.00
Prime Coat (TON)	$550.00	2601	**$5,959.92**	100%	$0.00
Binder-B-Mod (TON)	$75.00	13932 CF	**$70,532.23**	100%	$0.00
Tack Coat (TON)	$400.00	743	**$1,238.43**	100%	$0.00
Asphalt Surface Coarse Grade D (TON)	$100.00	8359 CF	**$60,605.47**	100%	$0.00
Clearing and Grubbing (AC)	$15,000.00	0.00	$0.00	100%	$0.00
Strip Topsoil (CY)	$8.75	2476.85	$21,672.45	100%	$0.00
Roadway Excavation (CY)	$4.05	3318.98	$13,441.88	100%	$0.00
Staking (AC)	$2,000.00	0.00	$0.00	100%	$0.00
Mobilization (LS)	$6,000.00	1.00	$6,000.00	100%	$0.00
6' Sidewalk (LF)	$25.00		$0.00	0%	$0.00
5' Sidewalk (LF)	$20.00	5350	$107,000.00	79%	$22,470.00
Rollover Curb and Gutter (LF)	$15.00	5350	$80,250.00	98%	$1,605.00
Curb and Gutter (LF)	$25.00		$0.00	0%	$0.00
Repair area indicated in 5-29-2014 Inspection		1	$100.00	0%	$100.00
		Total Cost:	$419,364.44	**Cost To Complete:**	$24,175.00

*To account for 30LF curb replacement

Street Signs and Markings

Description	Price w/ Installation	Quantity	Cost	% Complete	Cost To Complete
(R1-1) Stop Sign and Post	$95.00	3	$285.00	100%	$0.00
(D3) Street Name Signs (6"x36")	$30.00	4	$120.00	0%	$120.00
Street Name Signs (9"x36") (Over 40 mph)	$45.00	0	$0.00	0%	$0.00
(R2-1) Speed Limit Sign	$75.00	0	$0.00	0%	$0.00
(R1-2) Yield, (W14-2) No Outlet, (W14-1) Dead End, (W2-6) Roundabout	$95.00	0	$0.00	0%	$0.00
(W11-2) FYG Pedestrian Crosswalk	$150.00	0	$0.00	0%	$0.00
(W16-7p) Arrow					
Installation of Owner Furnished	$75.00	0	$0.00	0%	$0.00
Stop Bar	$150.00	3	$450.00	0%	$450.00
Pavement Markings (Arrows, Etc.)	$250.00	0	$0.00	0%	$0.00
Crosswalk	$800.00	0	$0.00	0%	$0.00
Single Line (LF)	$3.23	0	$0.00	0%	$0.00
Double Line (LF)	$6.26	0	$0.00	0%	$0.00
		Total Cost:	$855.00	**Cost To Complete:**	$570.00
		Sign Bill:	$405.00		

1-76-05C

Stormwater and Erosion Control

Description	Unit Price	Quantity	Cost	% Complete	Cost To Complete
Inlet/Junction Box (EA)	$2,000.00	33	$66,000.00	100%	$0.00
Headwalls (EA)	1,000.00	7	$7,000.00	100%	$0.00
Pipe Culverts 15-24" (LF)	35.00	2,271	$79,485.00	100%	$0.00
Pipe Culverts 30"+ (LF)	50.00	551	$27,550.00	100%	$0.00
Driveway Culvert 15"	18.00	0	$0.00		$0.00
Driveway Culvert 18"	32.00	0	$0.00		$0.00
Ditches up to 2' bottom (LF)	17.50	300	$5,250.00	100%	$0.00
Ditches over 3' bottom (LF)	25.00	0	$0.00	0%	$0.00
Box Culverts (WxL) (SF)	50.00	0	$0.00	0%	$0.00
Detention Ponds (Small) (EA)	25,000.00	2	$50,000.00	90%	$5,000.00
Detention Ponds (Large) (EA)	35,000.00	0	$0.00	0%	$0.00
Final Stabilization (Avg.) (ACRE)	2,000.00	3	$6,000.00	95%	$300.00
Silt fence (LF)	$1.50	150	$225.00	50%	$112.50
Silt Fence Wire Backing (LF)	$4.50	0	$0.00	100%	$0.00
Temporary stabilization (ACRE)	1,000.00	7	$7,000.00	100%	$0.00
Check Dams (EA)	100.00	6	$600.00	50%	$300.00
Filter Swales (up to 15' W) (LF)	35.00	80	$2,800.00	50%	$1,400.00
Filter Swales (over 15' W) (LF)	50.00	0	$0.00	0%	$0.00
Catch Basin filter assembly (EA)	75.00	26	$1,950.00	50%	$975.00
Construction entrance (EA)	1,500.00	1	$1,500.00	100%	$0.00
Rock inlet protection (EA)	150.00	3	$450.00	100%	$0.00
Dust Control (EA)	2,000.00	0	$0.00	0%	$0.00
EC Blanket (SY)	1.15	55	$63.25	100%	$0.00
Curb inlet protection (EA)	200.00		$0.00	0%	$0.00
Level Spreader	1,500.00	1	$1,500.00	0%	$1,500.00

Total Cost $257,373.25 **Cost To Complete:** $9,587.50

EC Bond: $14,588.25

Comments:

Total Project Cost(110%)= $745,800 **Cost To Complete(110%)=** $38,000

15% of Principal Amount= $112,000

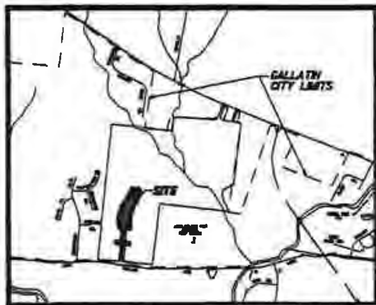
Maintenance Bond Amount = $74,600
(10% Total Project Cost)

Total Phase 1 Section 1A and Phase 3 Section 1B (110%)= $2,301,200 **Cost To Complete(110%)=** $245,000

15% of Principal Amount= $345,180

Maintenance Bond Amount = $230,120
(10% Total Project Cost)

1-76-05C



TENNESSEE GRID NORTH

200 100 0 100 200

SCALE 1" = 200'

AREA TABLE

OPEN SPACE AREA=4,562 SQ. FT. OR 0.11 ACRES±
LOT AREA=1,018,971 SQ. FT. OR 23.39 ACRES±
R.O.W. DEDICATION=431,745 SQ. FT. OR 9.91 ACRES±
TOTAL AREA=1,455,278 SQ. FT. OR 33.41 ACRES±

OPEN SPACE AREA TABLE

	SQ. FT.	ACRES
A	1,520	0.35
B	1,521	0.36
C	1,521	0.36

LOT AREA TABLE

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
28	19,800	0.45	137	20,361	0.47
29	19,800	0.45	138	21,548	0.50
30	23,943	0.55	139	20,586	0.47
31	23,413	0.54	140	18,545	0.43
32	19,800	0.45	141	17,656	0.41
33	19,800	0.45	143	17,582	0.40
82	22,111	0.51	144	18,012	0.41
83	16,784	0.39	145	18,141	0.42
84	15,761	0.36	272	12,130	0.28
85	15,750	0.36	273	10,349	0.24
86	15,739	0.36	274	10,110	0.23
87	15,728	0.36	275	15,375	0.35
88	15,717	0.36	276	10,673	0.25
112	17,863	0.41	277	16,791	0.39
113	17,142	0.39	286	11,425	0.26
114	15,011	0.34	287	9,557	0.22
115	15,040	0.35	288	10,093	0.23
116	15,034	0.35	289	9,086	0.21
117	15,100	0.35	290	9,198	0.21
118	15,047	0.35	291	10,266	0.23
119	20,105	0.46	292	10,359	0.24
120	19,648	0.45	293	12,064	0.28
121	18,730	0.43	294	10,812	0.25
122	20,395	0.47	295	10,514	0.24
123	20,067	0.46	296	11,450	0.26
124	15,314	0.35	297	12,263	0.28
125	20,988	0.48	298	15,000	0.34
126	19,502	0.45	299	15,223	0.34
130	19,484	0.45	300	15,073	0.35
131	30,707	0.70	310	15,626	0.36
132	28,733	0.66	319	15,047	0.35

CURVE TABLE

No.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG	CHORD
C1	87° 47' 49"	35.00'	33.68'	53.63'	N 50° 22' 59"E	48.54'
C2	53° 07' 48"	25.00'	12.50'	23.18'	N 20° 04' 49"W	22.36'
C3	24° 25' 48"	75.00'	16.24'	31.98'	N 34° 25' 49"W	31.74'
C4	59° 59' 53"	25.00'	14.43'	26.18'	N 52° 12' 52"W	25.00'
C5	60° 00' 00"	25.00'	14.43'	26.18'	N 67° 47' 05"E	25.00'
C6	21° 49' 48"	75.00'	14.46'	28.58'	N 48° 41' 59"E	28.40'
C7	53° 07' 48"	25.00'	12.50'	23.18'	N 33° 02' 59"E	22.36'
C8	52° 56' 58"	25.00'	12.45'	23.10'	N 19° 58' 25"W	22.29'
C9	24° 14' 59"	75.00'	16.11'	31.74'	N 34° 20' 24"W	31.51'
C10	59° 59' 59"	25.00'	14.43'	26.18'	N 52° 12' 55"W	25.00'
C11	60° 00' 00"	25.00'	14.43'	26.18'	N 67° 47' 05"E	25.00'
C12	25° 22' 25"	75.00'	16.88'	33.21'	N 50° 28' 18"E	32.94'
C13	50° 56' 09"	25.00'	11.91'	22.23'	N 37° 41' 26"E	21.50'
C14	19° 52' 09"	1,035.00'	181.28'	358.92'	N 22° 09' 26" E	357.13'
C15	53° 07' 48"	25.00'	12.50'	23.18'	N 05° 31' 36"E	22.36'
C16	25° 27' 24"	75.00'	16.94'	33.32'	N 08° 18' 36"W	33.05'
C17	60° 00' 00"	25.00'	14.43'	26.18'	N 25° 34' 54"W	25.00'
C18	60° 00' 00"	25.00'	14.43'	26.18'	S 85° 34' 54"E	25.00'
C19	20° 48' 13"	75.00'	13.77'	27.23'	N 74° 49' 12"E	27.08'
C20	53° 07' 49"	25.00'	12.50'	23.18'	N 58° 39' 24"E	22.36'
C21	36° 52' 12"	25.00'	8.33'	16.09'	N 13° 39' 25"E	15.81'
C22	253° 44' 23"	50.00'	66.67'	221.43'	S 57° 54' 30"E	80.00'
C23	36° 52' 12"	25.00'	8.33'	16.09'	S 50° 31' 36"W	15.81'
C24	87° 40' 51"	25.00'	24.01'	38.26'	S 11° 44' 29"E	34.63'
C25	92° 19' 09"	25.00'	26.03'	40.28'	S 78° 15' 32"W	36.06'
C26	53° 07' 48"	25.00'	12.50'	23.18'	S 05° 31' 36"W	22.36'
C27	25° 27' 24"	75.00'	16.94'	33.32'	S 08° 18' 36"E	33.05'
C28	60° 00' 00"	25.00'	14.43'	26.18'	S 25° 34' 54"E	25.00'
C29	60° 00' 00"	25.00'	14.43'	26.18'	N 85° 34' 54"W	25.00'
C30	20° 48' 13"	75.00'	13.77'	27.23'	S 74° 49' 12"W	27.08'
C31	53° 07' 49"	25.00'	12.50'	23.18'	S 58° 39' 24"W	22.36'
C32	19° 35' 36"	965.00'	166.63'	330.00'	S 22° 17' 42"W	328.40'
C33	55° 31' 52"	25.00'	13.16'	24.23'	S 15° 16' 02"E	23.29'
C34	20° 49' 03"	75.00'	13.78'	27.25'	S 32° 37' 27"E	27.10'
C35	60° 00' 00"	25.00'	14.43'	26.18'	S 52° 12' 55"E	25.00'
C36	60° 00' 00"	25.00'	14.43'	26.18'	S 67° 47' 05"W	25.00'
C37	22° 00' 36"	75.00'	14.59'	28.81'	S 48° 47' 23"W	28.63'
C38	53° 18' 36"	25.00'	12.55'	23.26'	S 33° 08' 23"W	22.43'
C39	53° 07' 49"	25.00'	12.50'	23.18'	S 20° 04' 49"E	22.36'
C40	24° 25' 48"	75.00'	16.24'	31.98'	S 34° 25' 50"E	31.74'
C41	60° 00' 00"	25.00'	14.43'	26.18'	S 52° 12' 55"E	25.00'
C42	59° 59' 59"	25.00'	14.43'	26.18'	S 67° 47' 04"W	25.00'
C43	21° 49' 49"	75.00'	14.46'	28.56'	S 48° 41' 59"W	28.40'
C44	53° 07' 48"	25.00'	12.50'	23.18'	S 33° 02' 59"W	22.36'
C45	87° 46' 55"	35.00'	33.67'	53.62'	S 37° 24' 24"E	48.53'
C46	26° 36' 01"	475.00'	112.43'	220.80'	S 68° 53' 54" E	218.82'
C47	90° 08' 10"	25.00'	25.06'	39.33'	N 52° 52' 38" E	35.40'
C48	90° 09' 38"	25.00'	25.07'	39.34'	N 37° 08' 09" W	35.41'
C49	90° 01' 34"	25.00'	25.01'	39.28'	N 52° 46' 22" E	35.36'
C50	28° 15' 15"	475.00'	119.55'	234.24'	N 6° 20' 33" W	231.87'
C51	119° 19' 28"	25.00'	42.72'	52.07'	N 80° 16' 37" W	43.15'
C52	52° 56' 36"	25.00'	12.45'	23.10'	S 15° 38' 15" W	22.29'
C53	276° 05' 29"	50.00'	44.90'	240.95'	N 3° 23' 40" E	59.09'
C54	48° 24' 10"	25.00'	11.24'	21.12'	N 61° 47' 56" E	20.50'
C55	18° 00' 32"	125.00'	19.81'	39.29'	N 46° 35' 08" E	39.13'
C56	89° 16' 10"	25.00'	24.68'	38.95'	N 10° 57' 19" E	35.13'
C57	20° 14' 09"	475.00'	84.76'	167.76'	N 43° 40' 56" W	166.89'
C58	48° 17' 28"	525.00'	235.34'	442.49'	S 29° 39' 17" E	429.51'
C59	84° 46' 30"	25.00'	22.82'	36.99'	S 47° 53' 48" E	33.71'
C60	27° 57' 57"	450.00'	112.06'	219.64'	N 75° 43' 28" E	217.47'
C61	27° 57' 57"	500.00'	124.51'	244.05'	S 75° 43' 28" W	241.63'
C62	84° 46' 37"	25.00'	22.82'	36.99'	S 47° 18' 40" W	33.71'
C63	2° 51' 43"	525.00'	13.11'	26.22'	S 6° 21' 13" W	26.22'
C64	90° 10' 46"	25.00'	25.08'	39.35'	S 37° 08' 43" E	35.41'
C65	89° 40' 45"	25.00'	24.86'	39.13'	S 52° 47' 03" W	35.26'
C66	90° 00' 37"	25.00'	25.00'	39.27'	N 37° 11' 40" W	35.36'
C67	18° 18' 41"	525.00'	84.62'	167.79'	N 73° 03' 35" W	167.07'
C68	86° 28' 47"	25.00'	23.51'	37.73'	S 72° 51' 23" W	34.25'
C69	21° 59' 33"	275.00'	53.44'	105.56'	S 18° 46' 52" W	104.91'
C70	21° 59' 33"	325.00'	49.43'	124.75'	N 18° 46' 52" E	123.98'
C71	17° 17' 50"	325.00'	49.43'	98.11'	N 16° 26' 00" E	97.74'
C72	65° 30' 05"	25.00'	23.11'	37.31'	N 12° 57' 10" W	33.94'
C73	15° 56' 36"	50.00'	7.00'	13.91'	S 2° 31' 26" E	13.87'
C74	45° 19' 08"	50.00'	73.61'	97.41'	S 45° 19' 08" W	82.72'
C75	5° 02' 43"	475.00'	20.93'	41.83'	N 51° 16' 39" W	41.81'

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 631705 Instrument #: 759186
Rec'd: 75.00
State: 0.00 Recorded
Clerk: 0.00 1/13/2006 at 1:50 pm
EDP: 2.00 in
Total: 77.00 Plat Book 23 Pgs 45-46

ENTERED [illegible] PROPERTY ASSESSOR
JAN 13 2006
MAP__GP__CTL__PAR__

OWNER / DEVELOPER:

FAIRWAY FARMS JOINT VENTURE
(A TENNESSEE GENERAL PARTNERSHIP)
5116 HERSCHEL SPEARS CIRCLE
BRENTWOOD, TN 37027
CONTACT: WILLIAM D. CASTLEMAN
PHONE: (615) 394-0204

LEGEND:

Property ownership boundary
Yard line
Easement
Lot line
* New Monument
Existing monuments
Iron Pin (O)
Iron Pin (S)
Proposed Sanitary Sewer
Proposed Water Line
Lot number
Property map parcel number
Pertains to property map
Street Address

*New Monument shown thus '@' is ⅝" rebar with 2" Aluminum Cap.

FAIRWAY FARMS, PHASE ONE, SECTION ONE

NINTH CIVIL DISTRICT
SUMNER COUNTY
GALLATIN, TENNESSEE
MAP 114, P/O PARCEL 40.01
ZONED R15 PRD

DATE: DECEMBER 2, 2005
SHEET 1 OF 5

REVISED: 1-11-06

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 2186, PAGE 579, COUNTY REGISTERS OFFICE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

1-11-06 (signature)
DATE OWNER

1-12-06 (signature)
DATE OWNER

Partner
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION ONE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

1-12-06 (signature)
DATE SUPERINTENDENT OF PUBLIC UTILITIES CITY OF GALLATIN

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION ONE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

1-12-06 (signature)
DATE SUPERINTENDENT OF PUBLIC UTILITIES CITY OF GALLATIN

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

1/12/06 (signature)
DATE CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

1-12-06 (signature) PO 1/13/06
DATE SECRETARY, PLANNING COMMISSION CHAIRMAN'S INITIALS DATE

CERTIFICATE OF COMMON AREAS DEDICATION

CASTLEMAN / HALCOMB, LLC. IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN FAIRWAY FARMS FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN FAIRWAY FARMS AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS, FOR FAIRWAY FARMS, DATED ______ OF RECORD IN BOOK 2423 PAGE 451, R.O.S.C. SAID DECLARATION OF COVENANTS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

(signature)
DATE WILLIAM D. CASTLEMAN, [illegible] / CASTLEMAN / HALCOMB, [illegible]

CERTIFICATE OF ACCURACY

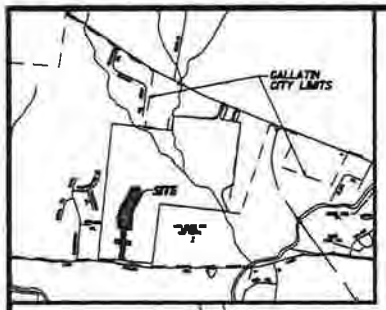
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

BARGE, WAGGONER, SUMNER, AND CANNON, INC.
1-11-06 William C. Cockrill
DATE REGISTERED LAND SURVEYOR NUMBER 1401

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS
LANDSCAPE ARCHITECTS AND SURVEYORS
[illegible] Commerce Street, Suite [illegible] Nashville, Tennessee [illegible]
PHONE [illegible] FAX [illegible]

PROJECT NO. 31410-03	FILE: 3H1003PLAT.DGN	DWG BY: BTT

1-76-05C



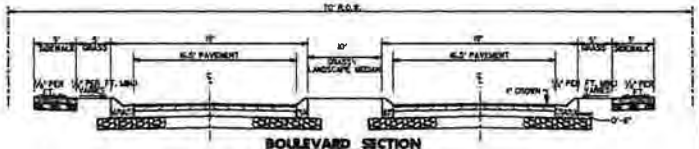
TENNESSEE GRID NORTH

SCALE 1" = 100'

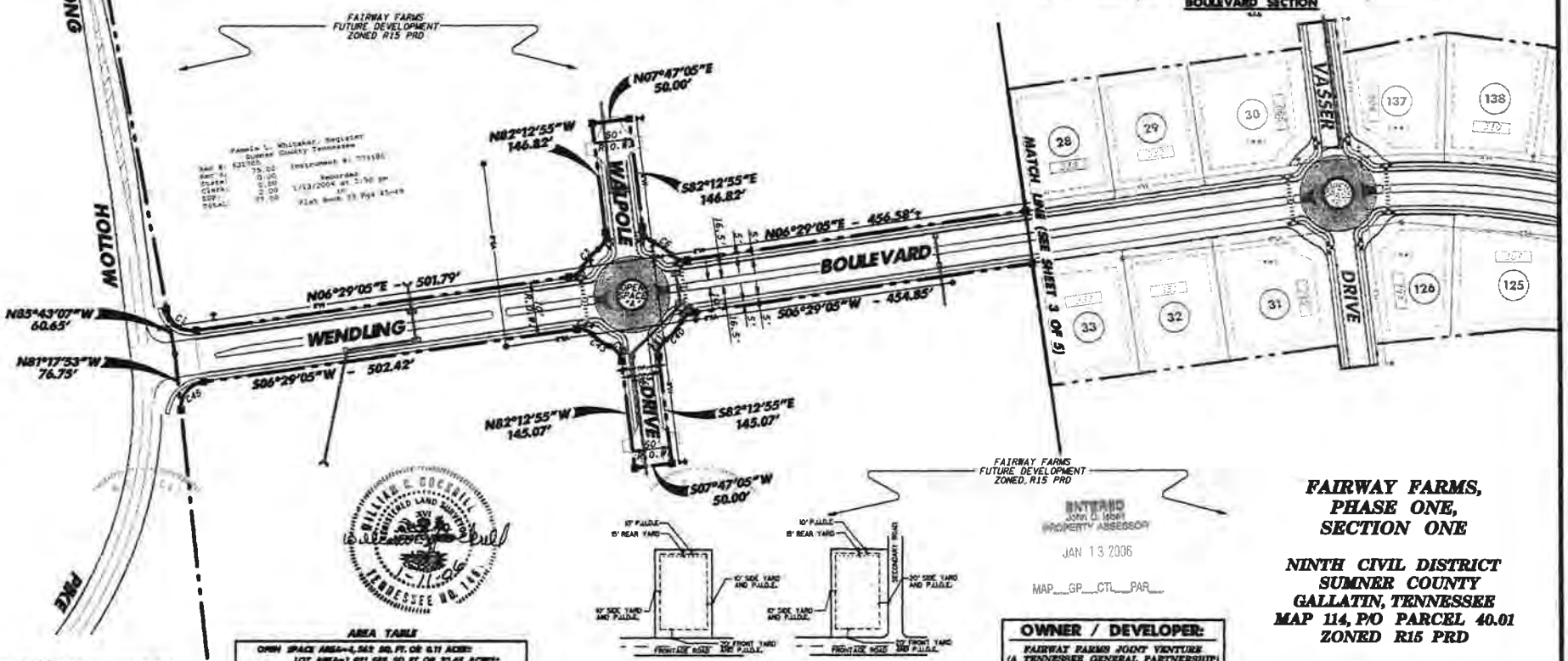
NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 52 SINGLE FAMILY LOTS
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATAGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER THE STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
3. BEARINGS SHOWN ARE BASED OF THE TENNESSEE STATE PLANE GRID SYSTEM (NAD 83).
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47165C0310D, DATED NOVEMBER 21, 2002, ZONE "X"
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
6. ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO R.O.W. UNLESS OTHERWISE NOTED.
7. (*) DENOTES LOTS 132, 140, 141, 145, 299-283, 300, AND 319 TO BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS WITHIN GEOTECHNICAL REPORT DATED 2/7/05 PREPARED BY GEOTEK ENGINEERING COMPANY, INC. GEOTECHNICAL REPORT WILL BE REQUIRED WITH THE BUILDING PERMIT.
8. ALL OPEN SPACE AREAS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

No.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
C1	87° 47' 49"	35.00'	33.68'	53.63'	N 50° 22' 59"E	48.54'
C2	53° 07' 48"	25.00'	12.50'	23.18'	N 20° 04' 49"W	22.36'
C3	24° 25' 48"	75.00'	16.24'	31.98'	N 34° 25' 49"W	31.74'
C4	59° 59' 53"	25.00'	14.43'	26.18'	N 52° 12' 52"W	25.00'
C5	60° 00' 00"	25.00'	14.43'	26.18'	N 67° 47' 05"E	25.00'
C6	21° 49' 48"	75.00'	14.46'	28.58'	N 48° 41' 59"E	28.40'
C7	53° 07' 48"	25.00'	12.50'	23.18'	N 33° 02' 59"E	22.36'
C39	53° 07' 49"	25.00'	12.50'	23.18'	S 20° 04' 49"E	22.36'
C40	24° 25' 48"	75.00'	16.24'	31.98'	S 34° 25' 50"E	31.74'
C41	60° 00' 00"	25.00'	14.43'	26.18'	S 52° 12' 53"E	25.00'
C42	59° 59' 59"	25.00'	14.43'	26.18'	S 67° 47' 04"W	25.00'
C43	21° 49' 49"	75.00'	14.46'	28.58'	S 48° 41' 59"W	28.40'
C44	53° 07' 48"	25.00'	12.50'	23.18'	S 33° 02' 59"W	22.36'
C45	87° 46' 53"	35.00'	33.67'	53.62'	S 37° 24' 24"E	48.53'



BOULEVARD SECTION
N.T.S.



TYPICAL LOT SETBACKS
N.T.S.

TYPICAL CORNER LOT
N.T.S.

FAIRWAY FARMS FUTURE DEVELOPMENT ZONED R15 PRD

WILLIAM D. CASTLEMAN REGISTERED LAND SURVEYOR TENNESSEE NO. 1401
1-11-06

AREA TABLE

OPEN SPACE AREA=1,543 SQ. FT. OR 0.11 ACRE:
LOT AREA=1,621,522 SQ. FT. OR 37.22 ACRE:
R.O.W. DEDICATION=431,745 SQ. FT. OR 9.91 ACRES:
TOTAL AREA=1,457,815 SQ. FT. OR 33.47 ACRES:

LEGEND:

- Property ownership boundary
- Yard line
- Easement
- Lot line
- New Monument
- Existing monuments
- Iron Pin (O)
- Iron Pin (N)
- Proposed Sanitary Sewer
- Proposed Water Line
- Lot number
- Property map parcel number
- Parcels to property map
- Street Address

*New Monument shown thus "N" is ½" rebar with 2" Aluminum Cap.

OWNER / DEVELOPER:

FAIRWAY FARMS JOINT VENTURE
(A TENNESSEE GENERAL PARTNERSHIP)
5118 HERSCHEL SPEARS CIRCLE
BRENTWOOD, TN 37027
CONTACT: WILLIAM D. CASTLEMAN
PHONE: (615) 394-0204

ENTERED
JOHN D. HENRY
PROPERTY ASSESSOR
JAN 13 2006
MAP__GP__CTL__PAR__

FAIRWAY FARMS, PHASE ONE, SECTION ONE

NINTH CIVIL DISTRICT
SUMNER COUNTY
GALLATIN, TENNESSEE
MAP 114, P/O PARCEL 40.01
ZONED R15 PRD

DATE: DECEMBER 2, 2005
SHEET 2 OF 5
REVISED: 1-11-06

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 2169, PAGE 679, COUNTY REGISTERS OFFICE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL- REGIONAL SUBDIVISION REGULATIONS.

1-11-06 DATE — OWNER
1-12-06 DATE — OWNER
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION ONE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

1-12-06 DATE — SUPERINTENDENT OF PUBLIC UTILITIES, CITY OF GALLATIN

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION ONE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

1-12-06 DATE — SUPERINTENDENT OF PUBLIC UTILITIES, CITY OF GALLATIN

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

1/12/06 DATE — CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

1-12-06 DATE — SECRETARY, PLANNING COMMISSION — CHAIRMANS INITIALS — 1/12/06 DATE

CERTIFICATE OF COMMON AREAS DEDICATION

CASTLEMAN / HALCOMB, LLC. IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN FAIRWAY FARMS FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN FAIRWAY FARMS AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS, FOR FAIRWAY FARMS, DATED ____ OF RECORD IN BOOK 2423 PAGE 451, R.O.S.C. SAID DECLARATION OF COVENANTS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

DATE — WILLIAM D. CASTLEMAN, CASTLEMAN / HALCOMB, LLC

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL- REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THERE REGULATIONS.

BARGE, WAGGONER, SUMNER, AND CANNON, INC.

1-11-06 DATE — REGISTERED LAND SURVEYOR NUMBER 1401

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS
LANDSCAPE ARCHITECTS AND SURVEYORS
[illegible] Street, Suite 800 Nashville, Tennessee 37203
PHONE (615) 254-8801 FAX (615) 255-1571

PROJECT NO. 3141-03 | FILE: 3141003PLAT_2.DGN | DWG BY: BTT

1-76-05C

TENNESSEE GRID NORTH

SCALE 1" = 100'

AREA TABLE

OPEN SPACE AREA=4,562 SQ. FT. OR 0.11 ACRES
LOT AREA=1,821,589 SQ. FT. OR 21.46 ACRES
R.O.W. DEDICATION=631,748 SQ. FT. OR 9.91 ACRES
TOTAL AREA=1,437,895 SQ. FT. OR 33.47 ACRES

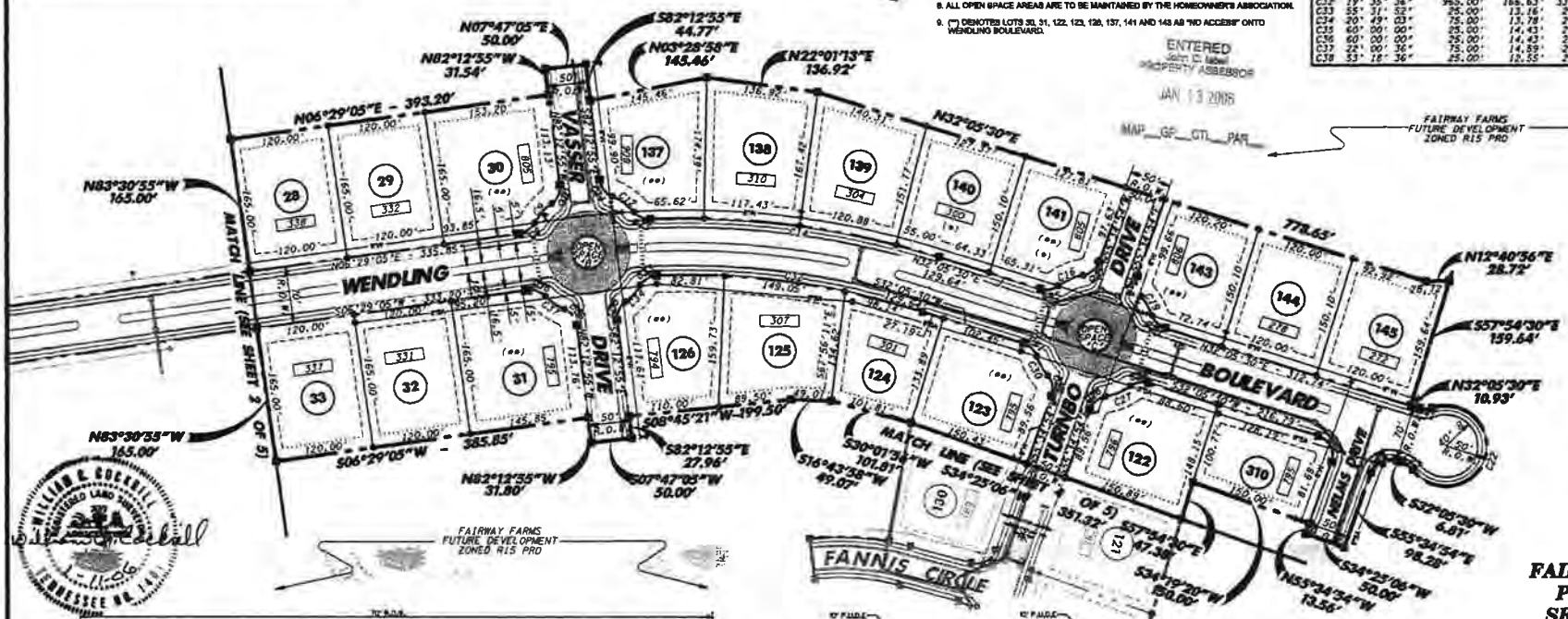
NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 82 SINGLE FAMILY LOTS.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATAGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER THE STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
3. BEARINGS SHOWN ARE BASED OF THE TENNESSEE STATE PLANE GRID SYSTEM (NAD 83).
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47165C0213D, DATED NOVEMBER 21, 2002. ZONE "X"
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
6. ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO R.O.W. UNLESS OTHERWISE NOTED.
7. (*) DENOTES LOTS 132, 140, 141, 145, 289-293, 300, AND 319 TO BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS WITHIN GEOTECHNICAL REPORT DATED 2/7/05 PREPARED BY GEOTEK ENGINEERING COMPANY, INC. GEOTECHNICAL REPORT WILL BE REQUIRED WITH THE BUILDING PERMIT.
8. ALL OPEN SPACE AREAS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
9. (**) DENOTES LOTS 30, 31, 122, 123, 126, 137, 141 AND 145 AS "NO ACCESS" ONTO WENDLING BOULEVARD.

ENTERED
John D. Isbell
PROPERTY ASSESSOR
JAN 13 2006
MAP__GP__CTL__PAR__

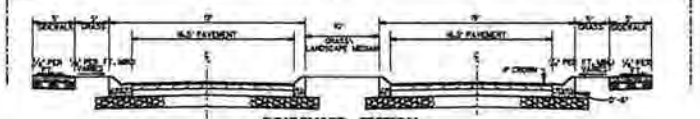
CURVE TABLE

No.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG	CHORD
C8	52° 56' 58"	25.00'	12.45'	23.10'	N 19° 59' 25"W	22.29'
C9	24° 14' 59"	75.00'	16.11'	31.74'	N 34° 20' 24"W	31.51'
C10	59° 59' 59"	25.00'	14.43'	26.18'	N 52° 12' 56"W	25.00'
C11	60° 00' 00"	25.00'	14.43'	26.18'	N 87° 47' 05"E	25.00'
C12	25° 22' 25"	75.00'	16.88'	33.21'	N 50° 28' 18"E	32.94'
C13	50° 56' 09"	25.00'	11.91'	22.23'	N 37° 41' 26"E	21.50'
C14	19° 52' 09"	1,035.00'	181.28'	359.92'	N 22° 09' 26" E	357.13'
C15	53° 07' 48"	25.00'	12.50'	23.18'	N 05° 31' 36"E	22.36'
C16	25° 27' 24"	75.00'	16.94'	33.32'	N 08° 18' 36"W	33.05'
C17	60° 00' 00"	25.00'	14.43'	26.18'	N 25° 34' 54"W	25.00'
C18	60° 00' 00"	25.00'	14.43'	26.18'	S 85° 34' 54"E	25.00'
C19	20° 48' 13"	75.00'	13.77'	27.23'	N 74° 49' 12"E	27.08'
C20	53° 07' 49"	25.00'	12.50'	23.18'	N 58° 39' 24"E	22.36'
C21	36° 52' 12"	25.00'	8.33'	16.09'	N 17° 39' 25"E	15.81'
C22	253° 44' 23"	50.00'	66.67'	221.43'	S 57° 54' 30"E	80.00'
C23	36° 52' 12"	25.00'	8.33'	16.09'	S 50° 31' 36"W	15.81'
C24	87° 40' 51"	25.00'	24.01'	38.26'	S 11° 44' 29"E	34.63'
C25	92° 19' 09"	25.00'	26.01'	40.28'	S 78° 15' 32"W	36.06'
C26	53° 07' 48"	25.00'	12.50'	23.18'	S 05° 31' 36"W	22.36'
C27	25° 27' 24"	75.00'	16.94'	33.32'	S 08° 18' 36"E	33.05'
C28	60° 00' 00"	25.00'	14.43'	26.18'	S 25° 34' 54"E	25.00'
C29	60° 00' 00"	25.00'	14.43'	26.18'	N 85° 34' 54"W	25.00'
C30	20° 48' 13"	75.00'	13.77'	27.23'	S 74° 49' 12"W	27.08'
C31	53° 07' 49"	25.00'	12.50'	23.18'	S 58° 39' 24"W	22.36'
C32	19° 35' 36"	965.00'	166.63'	330.00'	S 22° 17' 42"W	328.40'
C33	55° 31' 52"	25.00'	13.16'	24.21'	S 15° 16' 02"E	23.29'
C34	20° 49' 03"	75.00'	13.78'	27.25'	S 32° 37' 27"E	27.10'
C35	60° 00' 00"	25.00'	14.43'	26.18'	S 52° 12' 56"E	25.00'
C36	60° 00' 00"	25.00'	14.43'	26.18'	S 87° 47' 05"W	25.00'
C37	22° 00' 36"	75.00'	14.59'	28.81'	S 48° 47' 23"W	28.63'
C38	53° 18' 36"	25.00'	12.55'	23.26'	S 33° 09' 23"W	22.43'

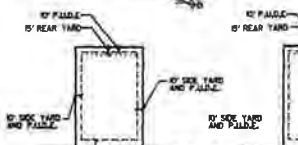


LOT AREA TABLE

LOT	SQ. FT.	ACRES
28	19800	0.45
29	19800	0.45
30	23843	0.55
31	23413	0.54
32	19800	0.45
33	19800	0.45
122	20395	0.47
123	20067	0.46
124	15314	0.35
125	20988	0.48
126	19502	0.45
137	20361	0.47
138	21548	0.50
139	20586	0.47
140	18545	0.43
141	17656	0.41
143	17582	0.40
144	18012	0.41
145	18141	0.42
310	15626	0.36



BOULEVARD SECTION
N.T.S.



TYPICAL LOT SETBACKS
N.T.S.

TYPICAL CORNER LOT
N.T.S.

LEGEND:

- Property ownership boundary
- Yard line
- Easement
- Lot line
- New Monument
- Existing monuments
- Iron Pin (O)
- Iron Pin (N)
- Proposed Sanitary Sewer
- Proposed Water Line
- Lot number (1)
- Property map parcel/number 140.00 M
- Pertains to property map
- Street Address

*New Monument shown thus "N" is ½" rebar with 2" Aluminum Cap.

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 831705
Rec'd: 15.00
State: 0.00
Clerk: 0.00
EDP: 2.00
Total: 17.00
Instrument #: 779186
Recorded
1/13/2006 at 1:50 pm
in
Plat Book 23 Pgs 45-49

OWNER / DEVELOPER:

FAIRWAY FARMS JOINT VENTURE
(A TENNESSEE GENERAL PARTNERSHIP)
5118 HERSCHEL SPEARS CIRCLE
BRENTWOOD, TN 37027
CONTACT: WILLIAM D. CASTLEMAN
PHONE: (615) 394-0204

FAIRWAY FARMS, PHASE ONE, SECTION ONE

NINTH CIVIL DISTRICT
SUMNER COUNTY
GALLATIN, TENNESSEE
MAP 114, P/O PARCEL 40.01
ZONED R15 PRD

DATE: DECEMBER 2, 2005
SHEET 3 OF 5
REVISED: 1-11-06

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 2183, PAGE 578, COUNTY REGISTER'S OFFICE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL- REGIONAL SUBDIVISION REGULATIONS.

1-11-06 DATE — OWNER
1-12-06 DATE — OWNER
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION ONE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

1-12-06 DATE — SUPERINTENDENT OF PUBLIC UTILITIES, CITY OF GALLATIN

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION ONE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

1-12-06 DATE — SUPERINTENDENT OF PUBLIC UTILITIES, CITY OF GALLATIN

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

1/12/06 DATE — CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

1-12-06 DATE — SECRETARY, PLANNING COMMISSION
CHAIRMAN'S INITIALS — DATE 1/12/06

CERTIFICATE OF COMMON AREAS DEDICATION

CASTLEMAN / HALCOMB, LLC. IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN FAIRWAY FARMS FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN FAIRWAY FARMS AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS, FOR FAIRWAY FARMS, DATED _____ OF RECORD IN BOOK 2123, PAGE 41, R.O.S.C. SAID ARTICLE FOUR IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

DATE — WILLIAM D. CASTLEMAN, CASTLEMAN / HALCOMB, LLC

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

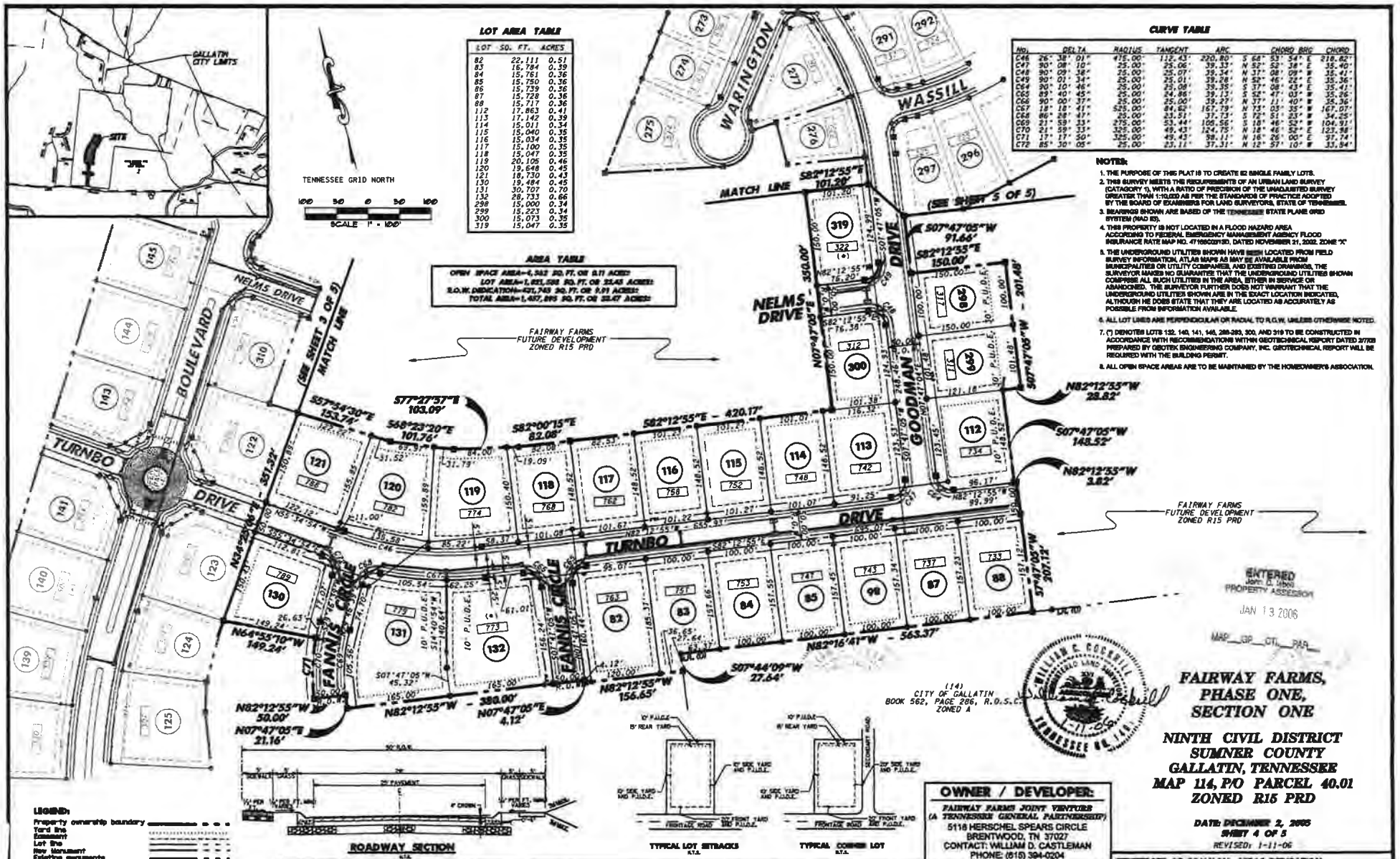
BARGE, WAGGONER, SUMNER, AND CANNON, INC.

1-11-06 DATE — WILLIAM C. COCKRILL, REGISTERED LAND SURVEYOR NUMBER 1401

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS
LANDSCAPE ARCHITECTS AND SURVEYORS
28 Commerce Street, Suite 800 Nashville, Tennessee 37201
PHONE (615) 254-5300 FAX (615) 255-6372

PROJECT NO. 3140-03 | FILE: 3141003PLAT_3.DGN | DWG BY: BTT

I-76-05C



LOT AREA TABLE

LOT	SQ. FT.	ACRES
82	22,111	0.51
83	16,784	0.39
84	15,761	0.36
85	15,750	0.36
86	15,739	0.36
87	15,728	0.36
88	15,717	0.36
112	17,863	0.41
113	17,142	0.39
114	15,011	0.34
115	15,040	0.35
116	15,034	0.35
117	15,100	0.35
118	15,047	0.35
119	20,105	0.46
120	19,648	0.45
121	18,730	0.43
130	19,484	0.45
131	30,707	0.70
132	28,733	0.66
298	15,000	0.34
299	15,223	0.34
300	15,073	0.35
319	15,047	0.35

AREA TABLE

OPEN SPACE AREA=4,362 SQ. FT. OR 0.11 ACRES
LOT AREA=1,021,588 SQ. FT. OR 23.45 ACRES
R.O.W. DEDICATION=421,743 SQ. FT. OR 9.81 ACRES
TOTAL AREA=1,447,693 SQ. FT. OR 33.47 ACRES

CURVE TABLE

NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG	CHORD
C46	26° 38' 01"	415.00'	112.43'	220.80'	S 68° 53' 54" E	218.82'
C47	90° 08' 10"	25.00'	25.06'	39.33'	N 52° 52' 38" E	35.40'
C48	90° 09' 38"	25.00'	25.07'	39.34'	N 37° 08' 09" W	35.41'
C49	90° 01' 34"	25.00'	25.01'	39.28'	N 52° 46' 22" E	35.36'
C64	90° 10' 46"	25.00'	25.08'	39.35'	S 37° 08' 43" E	35.41'
C65	89° 40' 45"	25.00'	24.86'	39.13'	S 52° 47' 03" W	35.26'
C66	90° 00' 37"	25.00'	25.00'	39.27'	N 37° 11' 40" W	35.36'
C67	18° 18' 41"	525.00'	84.62'	167.79'	N 73° 03' 35" W	167.07'
C68	86° 28' 47"	25.00'	23.51'	37.73'	S 72° 51' 23" W	34.25'
C69	21° 59' 33"	275.00'	53.44'	106.56'	S 18° 46' 52" W	104.91'
C70	21° 59' 33"	325.00'	49.43'	124.75'	N 18° 46' 52" E	123.98'
C71	17° 17' 50"	325.00'	49.43'	98.11'	N 16° 26' 00" E	97.74'
C72	85° 30' 05"	25.00'	23.11'	37.31'	N 12° 57' 10" W	33.94'

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 82 SINGLE FAMILY LOTS.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATAGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER THE STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
3. BEARINGS SHOWN ARE BASED OF THE TENNESSEE STATE PLANE GRID SYSTEM (NAD 83).
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47165C0213D, DATED NOVEMBER 21, 2002, ZONE "X"
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
6. ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO R.O.W. UNLESS OTHERWISE NOTED.
7. (*) DENOTES LOTS 132, 140, 141, 148, 289-293, 300, AND 319 TO BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS WITHIN GEOTECHNICAL REPORT DATED 2/7/03 PREPARED BY GEOTEK ENGINEERING COMPANY, INC. GEOTECHNICAL REPORT WILL BE REQUIRED WITH THE BUILDING PERMIT.
8. ALL OPEN SPACE AREAS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

ENTERED
John D. Wade
PROPERTY ASSESSOR
JAN 13 2006
MAP___GP___CTL___PAR___

WILLIAM C. COCKRILL
REGISTERED LAND SURVEYOR
TENNESSEE No. 1401
1-11-06

FAIRWAY FARMS, PHASE ONE, SECTION ONE

NINTH CIVIL DISTRICT
SUMNER COUNTY
GALLATIN, TENNESSEE
MAP 114, P/O PARCEL 40.01
ZONED R15 PRD

DATE: DECEMBER 2, 2005
SHEET 4 OF 5
REVISED: 1-11-06

OWNER / DEVELOPER:
FAIRWAY FARMS JOINT VENTURE
(A TENNESSEE GENERAL PARTNERSHIP)
5116 HERSCHEL SPEARS CIRCLE
BRENTWOOD, TN 37027
CONTACT: WILLIAM D. CASTLEMAN
PHONE: (615) 394-0204

LEGEND:
Property ownership boundary
Yard line
Easement
Lot line
New Monument
Existing monuments
Iron Pin 00
Iron Pin 08
Proposed Sanitary Sewer
Proposed Water Line
Lot number
Property map parcelnumber
Parcline to property map
Street Address

New Monument shown thus ' ' is ½" rebar with 2" Aluminum Cap.

Pamela L. Whitaker, Register
Sumner County, Tennessee
Rec #: 431715.00 Instrument #: 775186
Rec-d: 0.00
State: 0.00 Accorded
Clerk: 2.00 1/13/2006 at 1:50 pm
Sec: 2.00 in
Total: 17.00 Plat Book 23 Pgs 45-49

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS
LANDSCAPE ARCHITECTS AND SURVEYORS
29 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-5500 FAX (615) 255-6572

PROJECT NO. 3410-03 | FILE: 341003PLAT_4.DGN | DWG BY: BTT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 2189, PAGE 976, COUNTY REGISTERS OFFICE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL- REGIONAL SUBDIVISION REGULATIONS.

1-11-06 DATE — OWNER
1-12-06 DATE — OWNER
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION ONE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

1-12-06 DATE — SUPERINTENDENT OF PUBLIC UTILITIES CITY OF GALLATIN

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION ONE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

1-12-06 DATE — SUPERINTENDENT OF PUBLIC UTILITIES CITY OF GALLATIN

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

1/12/06 DATE — CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

1-12-06 DATE — SECRETARY, PLANNING COMMISSION
DP 1/14/06 CHAIRMAN'S INITIALS / DATE

CERTIFICATE OF COMMON AREAS DEDICATION

CASTLEMAN / HALCOMB, LLC. IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN FAIRWAY FARMS FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN FAIRWAY FARMS AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS, FOR FAIRWAY FARMS, DATED ___ OF RECORD IN BOOK 2183, PAGE 451, R.O.S.C. SAID DECLARATION OF COVENANTS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

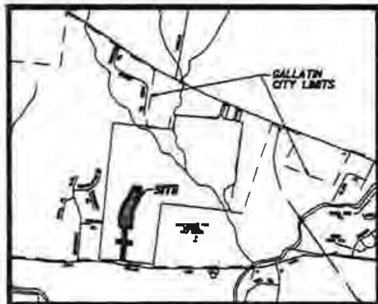
DATE — WILLIAM D. CASTLEMAN, PRESIDENT CASTLEMAN / HALCOMB, LLC

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL- REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

BARGE, WAGGONER, SUMNER, AND CANNON, INC.
1-11-06 DATE — REGISTERED LAND SURVEYOR NUMBER 1401

1-76-05C



TENNESSEE GRID NORTH

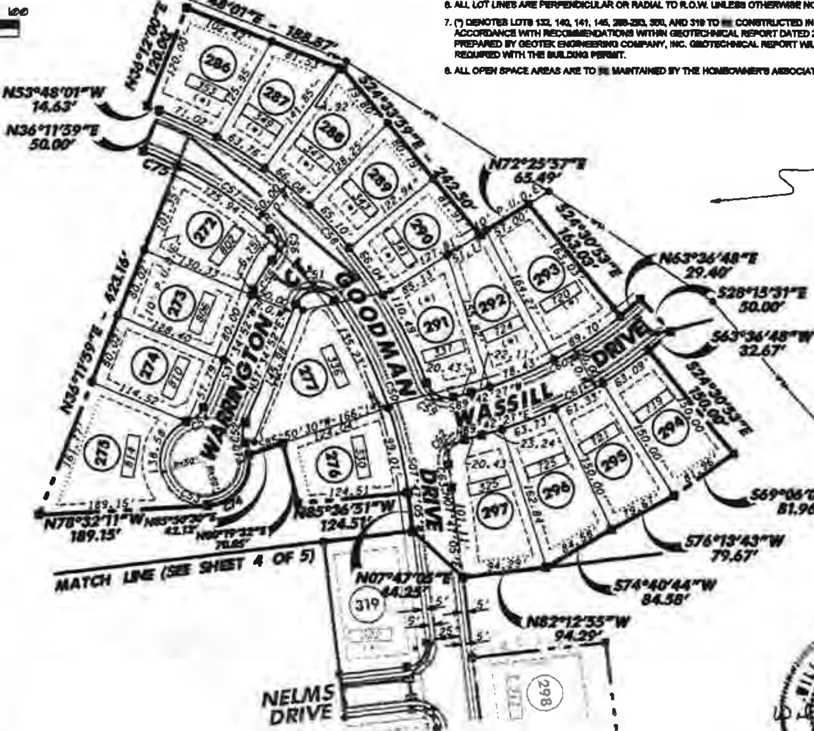
100 50 0 50 100
SCALE 1" = 100'

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 62 SINGLE FAMILY LOTS.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATAGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER THE STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
3. BEARINGS SHOWN ARE BASED OF THE TENNESSEE STATE PLANE GRID SYSTEM (NAD 83).
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47165C0313D, DATED NOVEMBER 21, 2002. ZONE "X"
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
6. ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO R.O.W. UNLESS OTHERWISE NOTED.
7. (*) DENOTES LOTS 132, 140, 141, 145, 286-293, 300, AND 319 TO BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS WITHIN GEOTECHNICAL REPORT DATED 2/7/05 PREPARED BY GEOTEK ENGINEERING COMPANY, INC. GEOTECHNICAL REPORT WILL BE REQUIRED WITH THE BUILDING PERMIT.
8. ALL OPEN SPACE AREAS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

CURVE TABLE

No.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG	CHORD
C50	28° 15' 15"	475.00'	119.55'	234.24'	N 6° 20' 35" W	231.87'
C51	119° 19' 28"	25.00'	42.72'	52.07'	N 80° 16' 37" W	43.15'
C52	52° 56' 36"	25.00'	12.45'	23.10'	S 15° 38' 15" W	22.29'
C53	276° 05' 29"	50.00'	44.90'	240.99'	N 3° 23' 40" E	99.09'
C54	48° 24' 10"	25.00'	11.24'	21.12'	N 61° 47' 56" E	20.50'
C55	18° 00' 32"	125.00'	19.81'	39.29'	N 46° 35' 08" E	39.13'
C56	89° 16' 10"	25.00'	24.68'	38.95'	N 10° 57' 19" E	35.13'
C57	20° 14' 09"	475.00'	84.76'	167.76'	N 43° 40' 56" W	166.89'
C58	48° 17' 28"	525.00'	235.34'	442.49'	S 29° 39' 17" E	429.51'
C59	84° 46' 30"	25.00'	22.82'	36.99'	S 47° 53' 48" E	33.71'
C60	27° 57' 57"	450.00'	112.06'	219.64'	N 75° 43' 28" E	217.47'
C61	27° 57' 57"	500.00'	124.51'	244.05'	S 75° 43' 28" W	241.63'
C62	84° 46' 37"	25.00'	22.82'	36.99'	S 47° 18' 40" W	33.71'
C63	2° 51' 43"	525.00'	13.11'	26.22'	S 5° 21' 13" W	26.22'
C73	15° 56' 36"	50.00'	7.00'	13.91'	S 2° 31' 26" E	13.87'
C74	45° 19' 08"	50.00'	73.61'	97.41'	S 45° 19' 08" W	82.72'
C75	5° 02' 43"	475.00'	20.93'	41.83'	N 51° 16' 39" W	41.81'



FAIRWAY FARMS
FUTURE DEVELOPMENT
ZONED R15 PRD

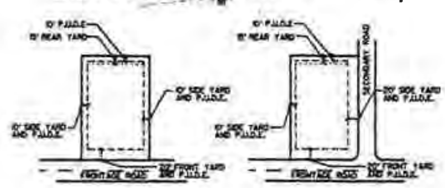
LOT AREA TABLE

LOT	SQ. FT.	ACRES
272	12,130	0.28
273	10,349	0.24
274	10,110	0.23
275	15,375	0.35
276	10,673	0.25
277	16,791	0.39
286	11,425	0.26
287	9,557	0.22
288	10,193	0.23
289	9,086	0.21
290	9,198	0.21
291	10,266	0.23
292	10,359	0.24
293	12,064	0.28
294	10,812	0.25
295	10,514	0.24
296	11,450	0.26
297	12,263	0.28

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 631706
Rec'd: 75.00 Instrument #: 779186
State: 0.00
Clerk: 0.00 Recorded
EDP: 2.00 1/13/2006 at 1:50 pm
Total: 77.00 in
Plat Book 22 Pgs 45-49

ENTERED
John C. Isbell
PROPERTY ASSESSOR
JAN 13 2006
MAP__GP__CTL__PAR__

ROADWAY SECTION
N.T.S.



TYPICAL LOT SETBACKS
N.T.S.

TYPICAL CORNER LOT
N.T.S.

WILLIAM C. COCKRILL
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1401
1-11-06

FAIRWAY FARMS, PHASE ONE, SECTION ONE

NINTH CIVIL DISTRICT SUMNER COUNTY GALLATIN, TENNESSEE MAP 114, P/O PARCEL 40.01 ZONED R15 PRD

DATE: DECEMBER 2, 2005
SHEET 5 OF 5
REVISED: 1-11-06

LEGEND:

- Property ownership boundary
- Yard line
- Easement
- Lot line
- * New Monument
- Existing monuments
- Iron Pin (O)
- Iron Pin (E)
- Proposed Sanitary Sewer
- Proposed Water Line
- Lot number
- Property map parcelnumber
- Pertains to property map
- Street Address

*New Monument shown thus '■' is ⅝' rebar with 2" Aluminum Cap.

AREA TABLE

OPEN SPACE AREA=4,563 SQ. FT. OR 0.11 ACRES
LOT AREA=1,021,588 SQ. FT. OR 23.45 ACRES
R.O.W. DEDICATION=431,745 SQ. FT. OR 9.91 ACRES
TOTAL AREA=1,457,895 SQ. FT. OR 33.47 ACRES

OWNER / DEVELOPER:

FAIRWAY FARMS JOINT VENTURE
(A TENNESSEE GENERAL PARTNERSHIP)
5118 HERSCHEL SPEARS CIRCLE
BRENTWOOD, TN 37027
CONTACT: WILLIAM D. CASTLEMAN
PHONE: (615) 394-0204

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 2186, PAGE 878, COUNTY REGISTERS OFFICE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL- REGIONAL SUBDIVISION REGULATIONS.

1-11-06 [signature]
DATE OWNER

1-12-06 [signature]
DATE OWNER

[signature]
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION ONE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

1-12-06 [signature]
DATE SUPERINTENDENT OF PUBLIC UTILITIES
CITY OF GALLATIN

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION ONE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

1-12-06 [signature]
DATE SUPERINTENDENT OF PUBLIC UTILITIES
CITY OF GALLATIN

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

1/12/06 [signature]
DATE CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

1-12-06 [signature] DO 1/12/06
DATE SECRETARY, PLANNING COMMISSION CHAIRMAN'S INITIALS DATE

CERTIFICATE OF COMMON AREAS DEDICATION

CASTLEMAN / HALCOMB, LLC. IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN FAIRWAY FARMS FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN FAIRWAY FARMS AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS, FOR FAIRWAY FARMS, DATED ______ OF RECORD IN BOOK 2423, PAGE 451, R.O.S.C. SAID DECLARATION OF COVENANTS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

[signature]
DATE WILLIAM D. CASTLEMAN, PRESIDENT, CASTLEMAN / HALCOMB, LLC

CERTIFICATE OF ACCURACY

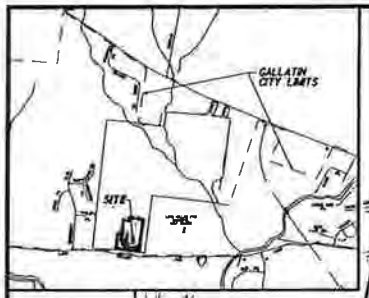
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL- REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

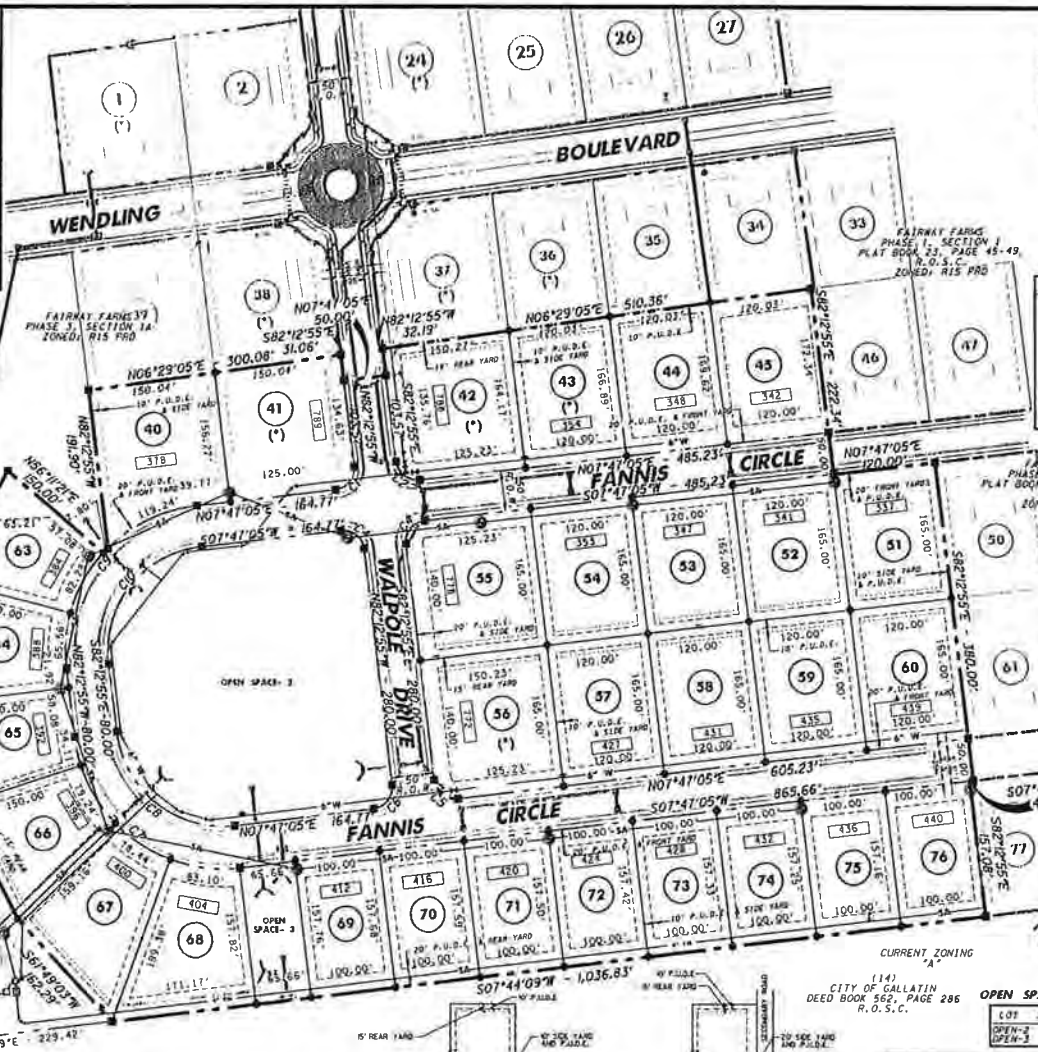
BARGE, WAGGONER, SUMNER, AND CANNON, INC.
1-11-06 [signature]
DATE REGISTERED LAND SURVEYOR
NUMBER 1401

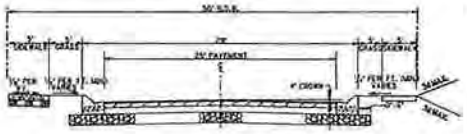
BWSC BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS
LANDSCAPE ARCHITECTS AND SURVEYORS
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

PROJECT NO. 31410-03	FILE: 3141003PLAT_5.DGN	DWG BY: BTT

1-76-05C







ROADWAY SECTION
N.T.S.

CURVE TABLE

No.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG	CHORD
C1	90° 00' 00"	25.00'	25.00'	39.27'	N 37° 12' 55" W	35.36
C2	90° 00' 00"	25.00'	25.00'	39.27'	N 52° 47' 05" E	35.36
C3	90° 00' 00"	25.00'	25.00'	39.27'	S 37° 12' 55" E	35.36
C4	90° 00' 00"	25.00'	25.00'	39.27'	S 52° 47' 05" W	35.36
C5	90° 00' 00"	25.00'	25.00'	39.27'	N 52° 47' 05" E	35.36
C6	90° 00' 00"	25.00'	25.00'	39.27'	N 37° 12' 55" W	35.36
C7	90° 00' 00"	175.00'	175.00'	274.89'	S 52° 47' 08" W	247.49
C8	90° 00' 00"	125.00'	125.00'	196.35'	N 52° 47' 08" E	176.78
C9	90° 00' 00"	175.00'	175.00'	274.89'	N 37° 12' 54" W	247.49
C10	90° 00' 00"	125.00'	125.00'	196.35'	S 37° 12' 54" E	176.78

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec # 676188
Rec'd 15.00 (Instrument # 066776)
State 0.00
Clerk 0.00
RDF: 2.00 Recorded 6/14/2007 at 2:36 PM
Total 17.00 in
Plat Book 24 Pgs 245-245

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 30 SINGLE FAMILY LOTS
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATAGORY 1) WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER THE STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE
3. BEARINGS SHOWN ARE BASED OF THE TENNESSEE STATE PLANE GRID SYSTEM (NAD 83).
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO 47018503 13F, DATED SEPTEMBER 20 2006 ZONE "X"
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS, THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE
6. ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO R.O.W. UNLESS OTHERWISE NOTED
7. (*) DENOTES LOTS 41, 42, 43 AND 56 TO BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS WITHIN GEOTECHNICAL REPORT DATED 2/7/05 PREPARED BY GEOTEK ENGINEERING COMPANY, INC. GEOTECHNICAL REPORT WILL BE REQUIRED WITH THE BUILDING PERMIT
8. ALL OPEN SPACE AREAS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION

LOT AREA TABLE

LOT	SQ. FT.	ACRES
40	24,543	0.56
41	23,555	0.54
42	24,273	0.56
43	19,864	0.46
44	20,191	0.46
45	20,318	0.47
51	19,800	0.46
52	19,800	0.45
53	19,800	0.46
54	19,800	0.46
55	24,651	0.57
56	24,834	0.57
57	19,800	0.45
58	19,800	0.45
59	19,800	0.45
60	19,800	0.45
63	16,726	0.38
64	15,631	0.35
65	15,776	0.36
66	16,822	0.39
67	20,246	0.46
68	21,213	0.49
69	15,772	0.36
70	15,763	0.36
71	15,755	0.36
72	15,746	0.36
73	15,738	0.36
74	15,729	0.36
75	15,721	0.36
76	15,712	0.36

AREA TABLE

OPEN SPACE AREA=	107,261 SQ. FT. OR 2.47 ACRES±
LOT AREA=	574,003 SQ. FT. OR 13.17 ACRES±
R.O.W. DEDICATION=	132,295 SQ. FT. OR 3.04 ACRES±
TOTAL AREA=	813,559 SQ. FT. OR 18.68 ACRES±

OPEN SPACE AREA TABLE

LOT	SQ. FT.	ACRES
OPEN-2	96,901	2.23
OPEN-3	10,360	0.24

LEGEND:

- Property ownership boundary
- Yard line
- Easement
- Lot line
- *New Monument
- Existing monuments
- Iron Pin IQ
- Iron Pin OO
- Proposed Sanitary Sewer — PSS
- Proposed Water Line — PW
- Lot number — 1
- Property map parcel number — 140.00 M
- Pertains to property map
- Street Address

*New Monument shown thus "●" is ½" rebar with 2" Aluminum Cap.

TYPICAL LOT SETBACKS
N.T.S.

TYPICAL CORNER LOT
N.T.S.

OWNER / DEVELOPER:

FAIRWAY FARMS JOINT VENTURE
(A TENNESSEE GENERAL PARTNERSHIP)
5118 HERSCHEL SPEARS CIRCLE
BRENTWOOD, TN 37027
CONTACT: WILLIAM D CASTLEMAN
PHONE: (615) 394-0204

FAIRWAY FARMS, PHASE 3, SECTION 1B FINAL PLAT

NINTH CIVIL DISTRICT SUMNER COUNTY GALLATIN, TENNESSEE MAP 114, P/O PARCEL 40.01 ZONED R15 PRD

DATE: MAY 9, 2007
REVISED: JUNE 4, 2007
SHEET 1 OF 1

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 2188 PAGE 578 COUNTY REGISTERS OFFICE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL REGIONAL SUBDIVISION REGULATIONS

6/8/07 — DATE
Fairway Farms J.V. — OWNER
By: William D. Castleman, P.A. — OWNER
Partner — TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE 3 SECTION 1B HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION

6-8-07 — DATE
SUPERINTENDENT OF PUBLIC UTILITIES CITY OF GALLATIN

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS PHASE 3, SECTION 1B HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION

6-8-07 — DATE
SUPERINTENDENT OF PUBLIC UTILITIES CITY OF GALLATIN

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT

6-13-07 — DATE
CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER

6-11-07 — DATE
SECRETARY, PLANNING COMMISSION
DD — CHAIRMAN'S INITIALS
6-11-07 — DATE

CERTIFICATE OF COMMON AREAS DEDICATION

FAIRWAY FARMS JOINT VENTURE IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN FAIRWAY FARMS FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN FAIRWAY FARMS AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS, FOR FAIRWAY FARMS, DATED JANUARY 13, 2006 OF RECORD IN BOOK 2423, PAGE 451 R.O.S.C. SAID DECLARATION OF COVENANTS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT

6/8/07 — DATE
Fairway Farms J.V. By: William D. Castleman, P.C.
WILLIAM D CASTLEMAN FAIRWAY FARMS JOINT VENTURE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS

BARGE, WAGGONER, SUMNER, AND CANNON, INC.

6-04-07 — DATE
REGISTERED LAND SURVEYOR NUMBER 2481

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS
LANDSCAPE ARCHITECTS AND SURVEYORS
2 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1505 FAX (615) 254-5812

PROJECT NO. 31410-03 | FILE: 3141003PLAT_PH3...DGN | DWG BY: DAB

1-76-05C

ITEM 16

City of Gallatin
Engineering Division
Transportation and Drainage Infrastructure
Inspection Report

Name of Site/Subdivision		Fairway Farms		Phase/Section	Phase 1 Section 1B (Everything in Phase 1 Section 1 minus Wendling Blvd.)
PC #	1-19-05C but bonded under PC # 1-10-06C	Site Contact	Rick Halcomb	Site Contact #	615-824-3154

DATE	REASON FOR INSPECTION							
6-17-2011	X	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
Curb, binder, signs in good shape. 30'x10', 2 @ 6'x5', 26'x10', 6'x10', 20'x5' need binder repair prior to topping. Aprox. 3930' of sidewalk installed.								
DRAINAGE INFRASTRUCTURE								
Drainage infrastructure in.								
NOTES								INSPECTOR
Inspection for yearly surety renewal/update.								JZW

DATE	REASON FOR INSPECTION							
5-21-2012	X	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
Additional 200' sidewalk in, 4130' total. 2 sections of curb have dipped and will need replacing (120' and 15'). Additional road failures since last inspection. Following is summary of all failures on this section (10'x20', (2)10'x5', 12'x30', 100'x10').								
DRAINAGE INFRASTRUCTURE								
Drainage infrastructure in decent shape.								
NOTES								INSPECTOR
Inspection for yearly surety renewal/update.								JZW

DATE	REASON FOR INSPECTION							
7-17-2013	X	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
Additional 150 LF sidewalk installed, 4280 total. Additional 20 LF curb failure, and following repair areas (20'x20'), (30'x10'), (80'x10")								
DRAINAGE INFRASTRUCTURE								
Drainage infrastructure in decent shape.								
NOTES								INSPECTOR
Inspection for yearly surety renewal/update.								JZW

1-77-06C

DATE	REASON FOR INSPECTION							
5-29-2014	X	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**

TRANSPORTATION INFRASTRUCTURE
Additional 100 LF sidewalk installed, 4380 total. Significant road failures on Turnbo. Curb replacement 250LF in front of lots 131-132. Curb 40 LF and drainage structure repair in front of lot 289. Following Road repair areas: Lot 131-132 (250' x 10'), lot 82-88 (725'x10'), lot 114-116 (300'x10'), 10'x20'

DRAINAGE INFRASTRUCTURE
Drainage infrastructure in decent shape.

NOTES	INSPECTOR
Inspection for yearly surety renewal/update.	JZW

DATE	REASON FOR INSPECTION							
8/24/15	x	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**

TRANSPORTATION INFRASTRUCTURE
Curb and gutter is installed, asphalt binder is in place and in very poor condition. Road failures on Turnbo Drive are very significant. (See below) 5,025 lf of sidewalk installed. Final asphalt surface course is not installed. Street signage is in, but stopbars and crosswalks are not striped.

DRAINAGE INFRASTRUCTURE
Storm structures are installed.

NOTES	INSPECTOR
Install asphalt surface course Repair 70 lf of broken curb. Install remaining 975 lf of sidewalk Accessible ramps do not have truncated domes (DWS) installed Install thermoplastic stopbars and crosswalks. Road repair areas: Turnbo Drive 2*(10' x 30') + (10' x 60') + 4*(10' x 20') + 6*(10' x 10') + (10' x 40') + Fannis Circle 2*(10' x 10') + (10' x 20') + Nelms Drive (10' x 10') + Goodman Drive (10' x 20') ≈ 60 Tons **Updated Surety Amount set to $168,000 (Total bond amount includes Phase 1 Sections 2-4 (($404,000))**	BMR

1-77-06C

City of Gallatin
Engineering Division
Transportation and Drainage Infrastructure
Inspection Report

Name of Site/Subdivision		Fairway Farms		**Phase/Section**	Phase 1 Section 2
PC #	1-10-06C	**Site Contact**	Rick Halcomb	**Site Contact #**	615-824-3154

DATE	**REASON FOR INSPECTION**							
6-17-2011	X	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**
TRANSPORTATION INFRASTRUCTURE								
Curb, binder, signs in and in good shape. Aprox. 750' of sidewalk installed.								
DRAINAGE INFRASTRUCTURE								
Drainage infrastructure in.								
NOTES								**INSPECTOR**
Inspection for surety update/renewal.								JZW

DATE	**REASON FOR INSPECTION**							
5-21-2012	X	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**
TRANSPORTATION INFRASTRUCTURE								
Additional 900' sidewalk installed, 1650' total. A few bad dips in pavement occurring (15'x5', 5'x5', 5'x10')								
DRAINAGE INFRASTRUCTURE								
Drainage infrastructure appears in decent shape.								
NOTES								**INSPECTOR**
Inspection for surety update/renewal.								JZW

DATE	**REASON FOR INSPECTION**							
7-17-2013	X	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**
TRANSPORTATION INFRASTRUCTURE								
Additional 480 LF sidewalk installed. 2130 LF total. Repair areas noted in 5-21-2012 report have increased in size to (15'x15', 20'x20', 10'x10')								
DRAINAGE INFRASTRUCTURE								
Drainage infrastructure appears in decent shape.								
NOTES								**INSPECTOR**
Inspection for surety update/renewal.								JZW

1-77-06C

DATE	REASON FOR INSPECTION							
5-29-2014	X	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**
TRANSPORTATION INFRASTRUCTURE								
Additional 110 LF sidewalk installed. 2240 LF total. Full depth repair needed for (15'x15', 5'x5', 5'x5', 26'x15', 10'x10') Stop signs and No Outlet sign installed.								
DRAINAGE INFRASTRUCTURE								
Drainage infrastructure appears in decent shape.								
NOTES								**INSPECTOR**
Inspection for surety update/renewal.								JZW

DATE	REASON FOR INSPECTION							
8/24/15	x	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**
TRANSPORTATION INFRASTRUCTURE								
urb and gutter, asphalt binder, asphalt surface and sidewalks are installed. Street signage is in, but stopbars and crosswalks are not striped								
DRAINAGE INFRASTRUCTURE								
Storm structures are installed.								
NOTES								**INSPECTOR**
Accessible ramps do not have truncated domes (DWS) installed Install thermoplastic stopbars and crosswalks. **Updated Surety Amount set to $4,000 (Total bond amount includes Phase 1 Sections 2-4 (($404,000))**								BMR

1-77-06C

City of Gallatin
Engineering Division
Transportation and Drainage Infrastructure
Inspection Report

Name of Site/Subdivision		Fairway Farms		**Phase/Section**	Phase 1 Section 4
PC #	1-48-06C (bonded under PC 1-10-06C)	**Site Contact**	Rick Halcomb	**Site Contact #**	615-824-3154

DATE	**REASON FOR INSPECTION**							
6-17-2011	X	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**
TRANSPORTATION INFRASTRUCTURE								
Curb, binder, stop signs in and in good shape. Aprox. 120' of sidewalk installed.								
DRAINAGE INFRASTRUCTURE								
Drainage infrastructure in.								
NOTES								**INSPECTOR**
Inspection for surety update/renewal.								JZW

DATE	**REASON FOR INSPECTION**							
5-21-2012	X	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**
TRANSPORTATION INFRASTRUCTURE								
Additional 400' sidewalk installed. 520' total. Road in good shape.								
DRAINAGE INFRASTRUCTURE								
Drainage infrastructure in decent shape. Some silt in roadway. Will have RES perform EPSC inspection.								
NOTES								**INSPECTOR**
Inspection for surety update/renewal.								JZW

DATE	**REASON FOR INSPECTION**							
7-17-2013	X	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**
TRANSPORTATION INFRASTRUCTURE								
Additional 630' sidewalk installed. 1150' total. Road in good shape.								
DRAINAGE INFRASTRUCTURE								
Drainage infrastructure in decent shape. Some silt in roadway. Will have RES perform EPSC inspection. Pond needs mowing.								
NOTES								**INSPECTOR**
Inspection for surety update/renewal.								JZW

1-77-06C

DATE	REASON FOR INSPECTION							
5-29-2014	X	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**

TRANSPORTATION INFRASTRUCTURE
Additional 685' sidewalk installed. 1835' total. Binder starting to deteriorate. No major failures.
DRAINAGE INFRASTRUCTURE
Drainage infrastructure in decent shape. Some silt in roadway. Will have RES perform EPSC inspection. Pond needs mowing.

NOTES	INSPECTOR
Inspection for surety update/renewal.	JZW

DATE	REASON FOR INSPECTION							
8/24/15	x	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**

TRANSPORTATION INFRASTRUCTURE
Curb and gutter is installed, asphalt binder is in place and in good condition except for the areas noted below. Final asphalt surface course is not installed. Street signage is in, but stopbars and crosswalks are not striped
DRAINAGE INFRASTRUCTURE
Storm structures are installed.

NOTES	INSPECTOR
Install asphalt surface course Install remaining 975 lf of sidewalk Accessible ramps do not have truncated domes (DWS) installed Install thermoplastic stopbars and crosswalks. **Updated Surety Amount set to $162,000 (Total bond amount includes Phase 1 Sections 2-4 (($404,000))**	BMR

1-77-06C

JZW

Performance Bond Estimate

Date: 1/26/10
By: JZW

PC/BZA #: **1-10-06C**(P1 S2), 1-40-06C (P1 S3), 1-48-06C (P1 S4) and portion of 1-19-05C (P1 S1B)
***Bond is listed under 1-10-06C**

Subdivision Name: Fairway Farms Phase 1 Section 1B(all minus Wendling Blvd),2, 3, and 4

* Bond covers Phase 1 Section 2, 3, and 4 and a portion of Phase 1 Section 1 (aka Phase 1 Section 1B)

Reduced:

6/17/2011	JZW	Updated sidewalk completion % Updated prices on paving, curb, and sidewalk
5/21/2012	JZW	Updated sidewalk completion % and added road repair areas per 5-21-2012 TDI Inspection
7/17/2013	JZW	Updated sidewalk completion % and added road repair areas per 7-17-2013 TDI Inspection
5/29/2014	JZW	Updated sidewalk completion % and added road repair areas per 5-29-20142 TDI Inspection
8/24/2015	**BMR**	**Updated sidewalk completion ((Math not adding up!!! USE $404,000 for total)**

Phase 1 Section 1B
Road Specifications

ROAD NAME	LENGTH (ft)	WIDTH (ft)	CUL-DE-SAC RADIUS (ft)	BASE (in)	BINDER (in)	SURFACE (in)	R.O.W (ft)
Turnbo Drive	1200	25	0	6	2.5	1.5	50
Fannis Circle	200	25	0	6	2.5	1.5	50
Goodman Drive	1000	25	0	6	2.5	1.5	50
Warington Court	250	25	38	6	2.5	1.5	50
Wassill Drive	250	25	0	6	2.5	1.5	50
Nelms Drive	75	24	0	6	2.5	1.5	50

Roadway

Description	Unit Price	Quantity	Cost	% Complete	Complete
Aggregate-Type A Base Grading D (TON)	$30.00	39417 CF	**$62,081.90**	**100%**	$0.00
Prime Coat (TON)	$550.00	3066	**$7,025.73**	**100%**	$0.00
Binder-B-Mod (TON)	$75.00	16424 CF	**$83,145.40**	**100%**	$0.00
Tack Coat (TON)	$400.00	876	**$1,459.89**	**0%**	$1,459.89
Asphalt Surface Coarse Grade D (TON)	$100.00	9854 CF	**$71,443.46**	**0%**	$71,443.46
Clearing and Grubbing (AC)	$15,000.00	0.00	$0.00	**100%**	$0.00
Strip Topsoil (CY)	$8.75	2838.60	$24,837.71	**100%**	$0.00
Roadway Excavation (CY)	$4.05	4044.50	$16,380.22	**100%**	$0.00
Staking (AC)	$2,000.00	0.00	$0.00	**100%**	$0.00
Mobilization (LS)	$6,000.00	1.00	$6,000.00	**100%**	$0.00
6' Sidewalk (LF)	$25.00		$0.00	**0%**	$0.00
5' Sidewalk (LF)	$20.00	6000	$120,000.00	**83%**	$20,400.00
Rollover Curb (LF)	$20.00	6000	$120,000.00	**100%**	$0.00
Curb and Gutter (LF)	$25.00		$0.00	**0%**	$0.00
Road and Curb Repair Areas identified in 5-29-2014 TDI		1	$57,250.00		$57,250.00

Total Cost: $569,624.31 **Cost To Complete:** $150,553.35

1-77-06C

Street Signs and Markings

Description	Installation	Quantity	Cost	% Complete	Complete
(R1-1) Stop Sign and Post	$95.00	5	$475.00	100%	$0.00
(D3) Street Name Signs (6"x36")	$30.00	10	$300.00	100%	$0.00
Street Name Signs (9"x36") (Over 40 mph)	$45.00	0	$0.00	0%	$0.00
(R2-1) Speed Limit Sign	$75.00	1	$75.00	0%	$75.00
(R1-2) Yield, (W14-2) No Outlet, (W14-1) Dead End, (W2-6) Roundabout	$95.00	0	$0.00	0%	$0.00
(W11-2) FYG Pedestrian Crosswalk	$150.00	0	$0.00	0%	$0.00
(W16-7p) Arrow					
Installation of Owner Furnished Signs	$75.00	0	$0.00	0%	$0.00
Stop Bar	$200.00	5	$1,000.00	0%	$1,000.00
Pavement Markings (Arrows, Etc.)	$250.00	0	$0.00	0%	$0.00
Crosswalk	$800.00	0	$0.00	0%	$0.00
Single Line (LF)	$3.23	0	$0.00	0%	$0.00
Double Line (LF)	$6.26	0	$0.00	0%	$0.00

Total Cost: $1,850.00 — **Cost To Complete:** $1,075.00

Sign Bill: $850.00

Stormwater and Erosion Control

Description	Unit Price	Quantity	Cost	% Complete	Complete
Inlet/Junction Box (EA)	$2,000.00	42	$84,000.00	100%	$0.00
Headwalls (EA)	1,000.00	4	$4,000.00	100%	$0.00
Pipe Culverts 15-24" (LF)	35.00	1,700	$59,500.00	100%	$0.00
Pipe Culverts 30"+ (LF)	50.00	1,400	$70,000.00	100%	$0.00
Driveway Culvert 15"	18.00	0	$0.00	0%	$0.00
Driveway Culvert 18"	32.00	0	$0.00	0%	$0.00
Ditches up to 2' bottom (LF)	17.50	0	$0.00	0%	$0.00
Ditches over 3' bottom (LF)	25.00	0	$0.00	0%	$0.00
Box Culverts (WxL) (SF)	50.00	0	$0.00	0%	$0.00
Detention Ponds (Small) (EA)	25,000.00	0	$0.00	0%	$0.00
Detention Ponds (Large) (EA)	35,000.00	0	$0.00	0%	$0.00
Final Stabilization (Avg.) (ACRE)	2,000.00	1	$2,000.00	100%	$0.00
Silt fence (LF)	$1.50	0	$0.00	50%	$0.00
Silt Fence Wire Backing (LF)	$4.50	0	$0.00	0%	$0.00
Temporary stabilization (ACRE)	1,000.00	2	$2,000.00	100%	$0.00
Check Dams (EA)	100.00	0	$0.00	50%	$0.00
Filter Swales (up to 15' W) (LF)	35.00	0	$0.00	0%	$0.00
Filter Swales (over 15' W) (LF)	50.00	0	$0.00	0%	$0.00
Catch Basin filter assembly (EA)	75.00	36	$2,700.00	75%	$675.00
Construction entrance (EA)	1,500.00	1	$1,500.00	100%	$0.00
Rock inlet protection (EA)	150.00	0	$0.00	0%	$0.00
Dust Control (EA)	2,000.00	0	$0.00	0%	$0.00
EC Blanket (SY)	1.15	0	$0.00	0%	$0.00
Curb inlet protection (EA)	200.00	0	$0.00	0%	$0.00

Total Cost $225,700.00 — **Cost To Complete:** $675.00

EC Bond: $6,200.00

Comments:

Total Phase 1 Section 1B (110%)= $876,700 — **Cost To Complete(110%)=** $168,000

15% of Principal Amount= $132,000

Maintenance Bond Amount = $87,700
(10% Total Project Cost)
(10% Total Project Cost)

1-77-06C

Phase 1 Section 2

Reduced:

6/17/2011	JZW	Updated sidewal completion to 28 %. Updated prices on paving, curb, and sidewalk.
5/21/2012	JZW	Updated sidewalk completion % and added road repair areas per 5-21-2012 TDI Inspection.
7/17/2013	JZW	Updated sidewalk completion % and added road repair areas per 7-17-2013 TDI Inspection.
5/29/2014	JZW	Updated sidewalk completion % and added road repair areas per 5-29-2014 TDI Inspection.
8/26/2015	BMR	Completed asphalt surface and updated sidewalk completion

Road Specifications

ROAD NAME	LENGTH (ft)	WIDTH (ft)	CUL-DE-SAC RADIUS (ft)	BASE (in)	BINDER (in)	SURFACE (in)	R.O.W (ft)
Turnbo Drive	950	25	38	6	2.5	1.5	50
Birkshire Place	360	25	38	6	2.5	1.5	50

Roadway

Description	Unit Price	Estimated Quantity	Cost	% Complete	Cost To Complete
Aggregate-Type A Base Grading D (TON)	$30.00	20909 CF	**$32,931.93**	**100%**	$0.00
Prime Coat (TON)	$550.00	1626	**$3,726.86**	**100%**	$0.00
Binder-B-Mod (TON)	$75.00	8712 CF	**$44,105.26**	**100%**	$0.00
Tack Coat (TON)	$400.00	465	**$774.41**	**100%**	$0.00
Asphalt Surface Coarse Grade D (TON)	$100.00	5227 CF	**$37,897.85**	**100%**	$0.00
Clearing and Grubbing (AC)	$15,000.00	0.00	$0.00	**100%**	$0.00
Strip Topsoil (CY)	$8.75	1380.89	$12,082.83	**100%**	$0.00
Roadway Excavation (CY)	$4.05	3038.55	$12,306.13	**100%**	$0.00
Staking (AC)	$2,000.00	0.00	$0.00	**100%**	$0.00
Mobilization (LS)	$6,000.00	1.00	$6,000.00	**100%**	$0.00
6' Sidewalk (LF)	$25.00		$0.00	**0%**	$0.00
5' Sidewalk (LF)	$20.00	2620	$52,400.00	**100%**	$0.00
Rollover Curb (LF)	$20.00	2620	$52,400.00	**100%**	$0.00
Curb and Gutter (LF)	$25.00		$0.00	**0%**	$0.00
2012, 6-17-2013 TDI and updated in 5-29-2014 report		1	$3,500.00		$3,500.00

Total Cost: $254,625.28 **Cost To Complete:** $3,500.00

Street Signs and Markings

Description	Price w/ Installation	Quantity	Cost	% Complete	Cost To Complete
(R1-1) Stop Sign and Post	$95.00	1	$95.00	**100%**	$0.00
(D3) Street Name Signs (6"x36")	$30.00	2	$60.00	**100%**	$0.00
Street Name Signs (9"x36") (Over 40 mph)	$45.00	0	$0.00	**0%**	$0.00
(R2-1) Speed Limit Sign	$75.00	0	$0.00	**0%**	$0.00
(R1-2), Yield, (W14-2) No Outlet, (W14-1) Dead End, (W2-6) Roundabout	$95.00	0	$0.00	**0%**	$0.00
(W11-2) FYG Pedestrian Crosswalk	$150.00	0	$0.00	**0%**	$0.00
(W16-7p) Arrow					
Installation of Owner Furnished Signs	$75.00	0	$0.00	**0%**	$0.00
Stop Bar	$200.00	1	$200.00	**0%**	$200.00
Pavement Markings (Arrows, Etc.)	$250.00	0	$0.00	**0%**	$0.00
Crosswalk	$800.00	0	$0.00	**0%**	$0.00
Single Line (LF)	$3.23	0	$0.00	**0%**	$0.00
Double Line (LF)	$6.26	0	$0.00	**0%**	$0.00

Total Cost: $355.00 **Cost To Complete:** $200.00

Sign Bill: $155.00

1-77-06C

Stormwater and Erosion Control

Description	Unit Price	Quantity	Cost	% Complete	Complete
Inlet/Junction Box (EA)	$2,000.00	13	$26,000.00	100%	$0.00
Headwalls (EA)	1,000.00	7	$7,000.00	100%	$0.00
Pipe Culverts 15-24" (LF)	35.00	965	$33,775.00	100%	$0.00
Pipe Culverts 30"+ (LF)	50.00	197	$9,850.00	100%	$0.00
Driveway Culvert 15"	18.00	0	$0.00	0%	$0.00
Driveway Culvert 18"	32.00	0	$0.00	0%	$0.00
Ditches up to 2' bottom (LF)	17.50	0	$0.00	0%	$0.00
Ditches over 3' bottom (LF)	25.00	0	$0.00	0%	$0.00
Box Culverts (WxL) (SF)	50.00	0	$0.00	0%	$0.00
Detention Ponds (Small) (EA)	25,000.00	2	$50,000.00	100%	$0.00
Detention Ponds (Large) (EA)	35,000.00	0	$0.00	0%	$0.00
Final Stabilization (Avg.) (ACRE)	2,000.00	2	$4,000.00	100%	$0.00
Silt fence (LF)	$1.50	2,300	$3,450.00	100%	$0.00
Silt Fence Wire Backing (LF)	$4.50	0	$0.00	0%	$0.00
Temporary stabilization (ACRE)	1,000.00	4	$4,000.00	100%	$0.00
Check Dams (EA)	100.00	8	$800.00	100%	$0.00
Filter Swales (up to 15' W) (LF)	35.00	0	$0.00	0%	$0.00
Filter Swales (over 15' W) (LF)	50.00	0	$0.00	0%	$0.00
Catch Basin filter assembly (EA)	75.00	11	$825.00	75%	$206.25
Construction entrance (EA)	1,500.00	1	$1,500.00	100%	$0.00
Rock inlet protection (EA)	150.00	0	$0.00	0%	$0.00
Dust Control (EA)	2,000.00	0	$0.00	0%	$0.00
EC Blanket (SY)	1.15	0	$0.00	0%	$0.00
Curb inlet protection (EA)	200.00	0	$0.00	0%	$0.00

Total Cost $141,200.00 **Cost To Complete:** $206.25

EC Bond: $10,575.00

Comments:

Total Phase 1 Section 2 (110%)= $435,600 **Cost To Complete(110%)=** $4,000

15% of Principal Amount= $65,000

Maintenance Bond Amount = $43,600

(10% Total Project Cost)

(10% Total Project Cost)

1-77-06C

Phase 1 Section 3

Reduced:

6/17/2011	JZW	Updated sidewalk completion to 35% Updated prices on paving, curb, and sidewalk
5/21/2012	JZW	Updated sidewalk completion % and added road repair areas per 5-21-2012 TDI Inspection
7/17/2013	JZW	Updated sidewalk completion % and added road repair areas per 7-17-2013 TDI Inspection
5/29/2014	JZW	Updated sidewalk completion % and added road repair areas per 5-29-2014 TDI Inspection
8/26/2015	BMR	Updated sidewalk completion

Road Specifications

ROAD NAME	LENGTH (ft)	WIDTH (ft)	CUL-DE-SAC RADIUS (ft)	BASE (in)	BINDER (in)	SURFACE (in)	R.O.W (ft)
Bauman Court	300	25	38	6	2.5	1.5	50
Goodman Drive	280	25	0	6	2.5	1.5	50
Nelms Drive	800	25	0	6	2.5	1.5	50
Vasser Drive	540	25	0	6	2.5	1.5	50
Fannis Circle	1200	25	0	6	2.5	1.5	50

Roadway

Description	Unit Price	Estimated Quantity	Cost	% Complete	Cost To Complete
Aggregate-Type A Base Grading D (TON)	$30.00	41267 CF	**$64,995.65**	**100%**	$0.00
Prime Coat (TON)	$550.00	3210	**$7,355.47**	**100%**	$0.00
Binder-B-Mod (TON)	$75.00	17195 CF	**$87,047.75**	**100%**	$0.00
Tack Coat (TON)	$400.00	917	**$1,528.41**	**0%**	$1,528.41
Asphalt Surface Coarse Grade D (TON)	$100.00	10317 CF	**$74,796.58**	**0%**	$74,796.58
Clearing and Grubbing (AC)	$15,000.00	0.00	$0.00	**100%**	$0.00
Strip Topsoil (CY)	$8.75	2972.85	$26,012.48	**100%**	$0.00
Roadway Excavation (CY)	$4.05	4224.41	$17,108.84	**100%**	$0.00
Staking (AC)	$2,000.00	0.00	$0.00	**100%**	$0.00
Mobilization (LS)	$6,000.00	1.00	$6,000.00	**100%**	$0.00
6' Sidewalk (LF)	$25.00		$0.00	**0%**	$0.00
5' Sidewalk (LF)	$20.00	6320	$126,400.00	**50%**	$63,200.00
Rollover Curb (LF)	$20.00	6320	$126,400.00	**100%**	$0.00
Curb and Gutter (LF)	$25.00		$0.00	**0%**	$0.00
Road and Curb Repair Areas identified in 5-21-2012 TDI		1	$5,500.00		$5,500.00
Additional Road and Curb Repair Areas identified in 6-27-2013 TDI		1	$4,500.00		$4,500.00
Additional Road and Curb Repair Areas identified in 5-29-2014 TDI		1	$3,000.00		$3,000.00

Total Cost: $537,645.19 **Cost To Complete:** $152,524.99

Street Signs and Markings

Description	Price w/ Installation	Quantity	Cost	% Complete	Cost To Complete
(R1-1) Stop Sign and Post	$95.00	4	$380.00	**0%**	$380.00
(D3) Street Name Signs (6"x36")	$30.00	8	$240.00	**0%**	$240.00
Street Name Signs (9"x36") (Over 40 mph)	$45.00	0	$0.00	**0%**	$0.00
(R2-1) Speed Limit Sign	$75.00	1	$75.00	**0%**	$75.00
(R1-2) Yield, (W14-2) No Outlet, (W14-1) Dead End, (W2-6) Roundabout	$95.00	0	$0.00	**0%**	$0.00
(W11-2) FYG Pedestrian Crosswalk	$150.00	0	$0.00	**0%**	$0.00
(W16-7p) Arrow					
Installation of Owner Furnished Signs	$75.00	0	$0.00	**0%**	$0.00
Stop Bar	$200.00	4	$800.00	**0%**	$800.00
Pavement Markings (Arrows, Etc.)	$250.00	0	$0.00	**0%**	$0.00
Crosswalk	$800.00	0	$0.00	**0%**	$0.00
Single Line (LF)	$3.23	0	$0.00	**0%**	$0.00
Double Line (LF)	$6.26	0	$0.00	**0%**	$0.00

Total Cost: $1,495.00 **Cost To Complete:** $1,495.00

Sign Bill: $695.00

I-77-06C

Stormwater and Erosion Control

Description	Unit Price	Quantity	Cost	% Complete	Complete
Inlet/Junction Box (EA)	$2,000.00	32	$64,000.00	**100%**	$0.00
Headwalls (EA)	1,000.00	2	$2,000.00	**100%**	$0.00
Pipe Culverts 15-24" (LF)	35.00	1,430	$50,050.00	**100%**	$0.00
Pipe Culverts 30"+ (LF)	50.00	886	$44,300.00	**100%**	$0.00
Driveway Culvert 15"	18.00	0	$0.00	**0%**	$0.00
Driveway Culvert 18"	32.00	0	$0.00	**0%**	$0.00
Ditches up to 2' bottom (LF)	17.50	100	$1,750.00	**100%**	$0.00
Ditches over 3' bottom (LF)	25.00	0	$0.00	**0%**	$0.00
Box Culverts (WxL) (SF)	50.00	0	$0.00	**0%**	$0.00
Detention Ponds (Small) (EA)	25,000.00	0	$0.00	**0%**	$0.00
Detention Ponds (Large) (EA)	35,000.00	0	$0.00	**0%**	$0.00
Final Stabilization (Avg.) (ACRE)	2,000.00	3	$6,000.00	**100%**	$0.00
Silt fence (LF)	$1.50	500	$750.00	**100%**	$0.00
Silt Fence Wire Backing (LF)	$4.50	0	$0.00	**0%**	$0.00
Temporary stabilization (ACRE)	1,000.00	6	$6,000.00	**100%**	$0.00
Check Dams (EA)	100.00	4	$400.00	**100%**	$0.00
Filter Swales (up to 15' W) (LF)	35.00	0	$0.00	**0%**	$0.00
Filter Swales (over 15' W) (LF)	50.00	0	$0.00	**0%**	$0.00
Catch Basin filter assembly (EA)	75.00	30	$2,250.00	**75%**	$562.50
Construction entrance (EA)	1,500.00	1	$1,500.00	**100%**	$0.00
Rock inlet protection (EA)	150.00	0	$0.00	**0%**	$0.00
Dust Control (EA)	2,000.00	0	$0.00	**0%**	$0.00
EC Blanket (SY)	1.15	0	$0.00	**0%**	$0.00
Curb inlet protection (EA)	200.00	0	$0.00	**0%**	$0.00

Total Cost $179,000.00 **Cost To Complete:** $562.50

EC Bond: $10,900.00

Comments:

Total Phase 1 Section 3 (110%)= $789,800 **Cost To Complete(110%)=** $170,000

15% of Principal Amount= $118,000

Maintenance Bond Amount = $79,000
(10% Total Project Cost)

1-77-06C

Phase 1 Section 4

Reduced:

6/17/2011	JZW	Updated sidewalk completion to 4 % Updated prices on paving, curb, and sidewalk
5/21/2012	JZW	Updated sidewalk completion % per 5-21-2012 TDI Inspection
7/17/2013	JZW	Updated sidewalk completion % and detention pond per 7-17-2013 TDI Inspection
5/29/2014	JZW	Updated sidewalk completion % and added road repair areas per 5-29-2014 TDI Inspection
8/26/2015	BMR	Updated sidewalk completion

Road Specifications

ROAD NAME	LENGTH (ft)	WIDTH (ft)	CUL-DE-SAC RADIUS (ft)	BASE (in)	BINDER (in)	SURFACE (in)	R.O.W (ft)
Goodman Drive	725	25	0	6	2.5	1.5	50
Fanning Court	260	25	38	6	2.5	1.5	50
Baggins Court	350	25	38	6	2.5	1.5	50

Roadway

Description	Unit Price	Estimated Quantity	Cost	% Complete	Cost To Complete
Aggregate-Type A Base Grading D (TON)	$30.00	21222 CF	**$33,424.11**	**100%**	$0.00
Prime Coat (TON)	$550.00	1651	**$3,782.56**	**100%**	$0.00
Binder-B-Mod (TON)	$75.00	8842 CF	**$44,764.44**	**95%**	$2,238.22
Tack Coat (TON)	$400.00	472	**$785.99**	**0%**	$785.99
Asphalt Surface Coarse Grade D (TON)	$100.00	5305 CF	**$38,464.26**	**0%**	$38,464.26
Clearing and Grubbing (AC)	$15,000.00	0.00	$0.00	**100%**	$0.00
Strip Topsoil (CY)	$8.75	1404.04	$12,285.38	**100%**	$0.00
Roadway Excavation (CY)	$4.05	3069.57	$12,431.75	**100%**	$0.00
Staking (AC)	$2,000.00	0.00	$0.00	**100%**	$0.00
Mobilization (LS)	$6,000.00	1.00	$6,000.00	**100%**	$0.00
6' Sidewalk (LF)	$25.00		$0.00	**0%**	$0.00
5' Sidewalk (LF)	$20.00	2670	$53,400.00	**90%**	$5,340.00
Rollover Curb (LF)	$20.00	2670	$53,400.00	**100%**	$0.00
Curb and Gutter (LF)	$25.00		$0.00	**0%**	$0.00

Total Cost: $258,738.49 **Cost To Complete:** $46,828.47

*95% to account for binder raveling

Street Signs and Markings

Description	Price w/ Installation	Quantity	Cost	% Complete	Cost To Complete
(R1-1) Stop Sign and Post	$95.00	2	$190.00	**75%**	$47.50
(D3) Street Name Signs (6"x36")	$30.00	4	$120.00	**0%**	$120.00
Street Name Signs (9"x36") (Over 40 mph)	$45.00	0	$0.00	**0%**	$0.00
(R2-1) Speed Limit Sign	$75.00	0	$0.00	**0%**	$0.00
(R1-2) Yield, (W14-2) No Outlet, (W14-1) Dead End, (W2-6) Roundabout	$95.00	0	$0.00	**0%**	$0.00
(W11-2) FYG Pedestrian Crosswalk	$150.00	0	$0.00	**0%**	$0.00
(W16-7p) Arrow					
Installation of Owner Furnished Signs	$75.00	0	$0.00	**0%**	$0.00
Stop Bar	$200.00	2	$400.00	**0%**	$400.00
Pavement Markings (Arrows, Etc.)	$250.00	0	$0.00	**0%**	$0.00
Crosswalk	$600.00	0	$0.00	**0%**	$0.00
Single Line (LF)	$3.23	0	$0.00	**0%**	$0.00
Double Line (LF)	$6.26	0	$0.00	**0%**	$0.00

Total Cost: $710.00 **Cost To Complete:** $567.50

Sign Bill: $310.00

1-77-06C

Stormwater and Erosion Control

Description	Unit Price	Quantity	Cost	% Complete	Complete
Inlet/Junction Box (EA)	$2,000.00	11	$22,000.00	100%	$0.00
Headwalls (EA)	1,000.00	3	$3,000.00	100%	$0.00
Pipe Culverts 15-24" (LF)	35.00	700	$24,500.00	100%	$0.00
Pipe Culverts 30"+ (LF)	50.00	90	$4,500.00	100%	$0.00
Driveway Culvert 15"	18.00	0	$0.00	0%	$0.00
Driveway Culvert 18"	32.00	0	$0.00	0%	$0.00
Ditches up to 2' bottom (LF)	17.50	50	$875.00	100%	$0.00
Ditches over 3' bottom (LF)	25.00	0	$0.00	0%	$0.00
Box Culverts (WxL) (SF)	50.00	0	$0.00	0%	$0.00
Detention Ponds (Small) (EA)	25,000.00	0	$0.00	0%	$0.00
Detention Ponds (Large) (EA)	35,000.00	1	$35,000.00	75%	$8,750.00
Final Stabilization (Avg.) (ACRE)	2,000.00	1	$2,000.00	100%	$0.00
Silt fence (LF)	$1.50	600	$900.00	100%	$0.00
Silt Fence Wire Backing (LF)	$4.50	0	$0.00	0%	$0.00
Temporary stabilization (ACRE)	1,000.00	3	$3,000.00	100%	$0.00
Check Dams (EA)	100.00	6	$600.00	100%	$0.00
Filter Swales (up to 15' W) (LF)	35.00	0	$0.00	0%	$0.00
Filter Swales (over 15' W) (LF)	50.00	0	$0.00	0%	$0.00
Catch Basin filter assembly (EA)	75.00	11	$825.00	75%	$206.25
Construction entrance (EA)	1,500.00	1	$1,500.00	100%	$0.00
Rock inlet protection (EA)	150.00	0	$0.00	0%	$0.00
Dust Control (EA)	2,000.00	0	$0.00	0%	$0.00
EC Blanket (SY)	1.15	0	$0.00	0%	$0.00
Curb inlet protection (EA)	200.00	0	$0.00	0%	$0.00

*75% to account for mowing needed

Total Cost $98,700.00 **Cost To Complete:** $8,956.25

EC Bond: $6,825 00

Comments:

Total Phase 1 Section 4 (110%)= $393,800 **Cost To Complete(110%)=** $62,000

15% of Principal Amount= $59,000

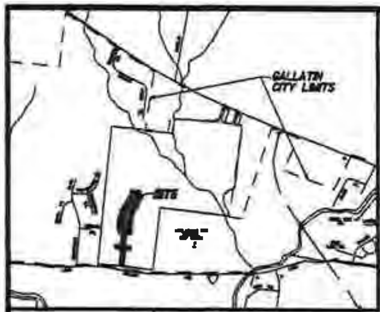
Maintenance Bond Amount = $39,400
(10% Total Project Cost)

Total Phase 1 Section 1B, 2, 3, 4(110%)= $2,495,900 **Cost To Complete(110%)=** $404,000

15% of Principal Amount= $374,385

Maintenance Bond Amount = $249,590
(10% Total Project Cost)

1-77-06C



TENNESSEE GRID NORTH

200 100 0 100 200

SCALE 1" = 200'

AREA TABLE

OPEN SPACE AREA=4,563 SQ. FT. OR 0.11 ACRES±
LOT AREA=1,003,977 SQ. FT. OR 23.39 ACRES±
R.O.W. DEDICATION=431,745 SQ. FT. OR 9.91 ACRES±
TOTAL AREA=1,455,276 SQ. FT. OR 33.41 ACRES±

LOT AREA TABLE

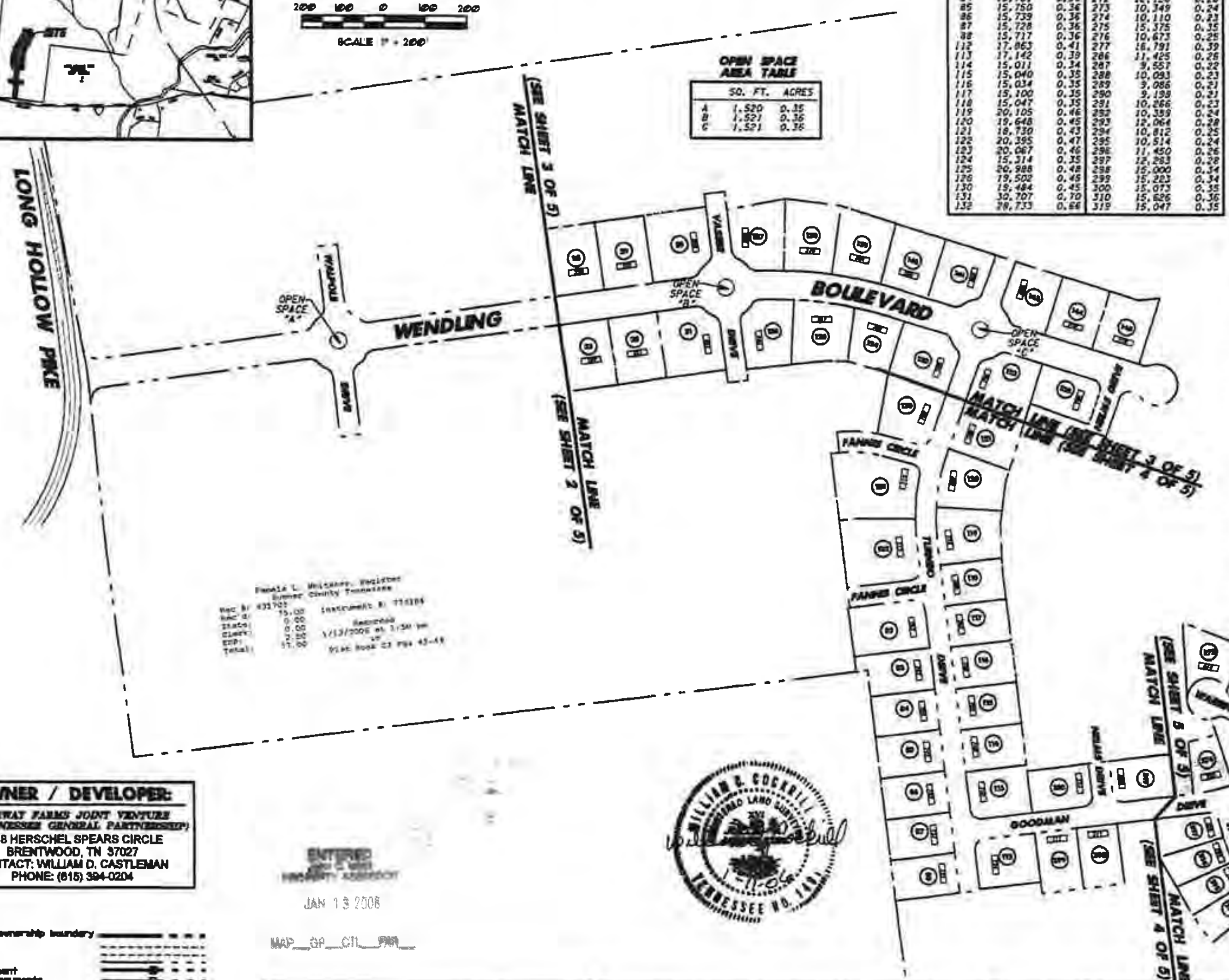
LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
28	15,800	0.45	137	20,361	0.47
29	15,800	0.45	138	21,548	0.50
30	23,943	0.55	139	20,586	0.47
31	23,413	0.54	140	18,545	0.43
32	19,800	0.45	141	17,656	0.41
33	19,800	0.45	143	17,582	0.40
82	22,111	0.51	144	18,012	0.41
83	16,784	0.39	145	18,141	0.42
84	15,761	0.36	272	12,130	0.28
85	15,750	0.36	273	10,349	0.24
86	15,739	0.36	274	10,110	0.23
87	15,728	0.36	275	15,375	0.35
88	15,717	0.36	276	10,673	0.25
112	17,863	0.41	277	16,791	0.39
113	17,142	0.39	286	11,425	0.26
114	15,011	0.34	287	9,557	0.22
115	15,040	0.35	288	10,093	0.23
116	15,034	0.35	289	9,086	0.21
117	15,100	0.35	290	9,139	0.21
118	15,047	0.35	291	10,266	0.23
119	20,105	0.46	292	10,359	0.24
120	19,648	0.45	293	12,064	0.28
121	18,730	0.43	294	10,812	0.25
122	20,395	0.47	295	10,514	0.24
123	20,067	0.46	296	11,450	0.26
124	15,314	0.35	297	12,283	0.28
125	20,988	0.48	298	15,000	0.34
126	19,502	0.45	299	15,223	0.34
130	19,484	0.45	300	15,073	0.35
131	30,707	0.70	310	15,626	0.36
132	28,733	0.66	319	15,047	0.35

OPEN SPACE AREA TABLE

	SQ. FT.	ACRES
A	1,520	0.35
B	1,521	0.36
C	1,521	0.36

CURVE TABLE

No.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG	CHORD
C1	87° 47' 49"	35.00'	33.68'	53.63'	N 50° 22' 59"E	48.54'
C2	53° 07' 48"	25.00'	12.50'	23.18'	N 20° 04' 49"W	22.36'
C3	24° 25' 48"	75.00'	16.24'	31.98'	N 34° 25' 49"W	31.74'
C4	59° 59' 53"	25.00'	14.43'	26.18'	N 52° 12' 52"W	25.00'
C5	60° 00' 00"	25.00'	14.43'	26.18'	N 67° 47' 05"E	25.00'
C6	21° 49' 48"	75.00'	14.46'	28.58'	N 48° 41' 59"E	28.40'
C7	53° 07' 48"	25.00'	12.50'	23.18'	N 33° 02' 59"E	22.36'
C8	52° 56' 58"	25.00'	12.45'	23.10'	N 19° 59' 25"W	22.29'
C9	24° 14' 59"	75.00'	16.11'	31.74'	N 34° 20' 24"W	31.51'
C10	59° 59' 59"	25.00'	14.43'	26.18'	N 52° 12' 55"W	25.00'
C11	60° 00' 00"	25.00'	14.43'	26.18'	N 67° 47' 05"E	25.00'
C12	25° 22' 25"	75.00'	16.88'	33.21'	N 50° 28' 18"E	32.94'
C13	50° 56' 09"	25.00'	11.91'	22.23'	N 37° 41' 26"E	21.50'
C14	19° 52' 09"	1,035.00'	181.28'	358.92'	N 22° 09'26" E	357.13'
C15	53° 07' 48"	25.00'	12.50'	23.18'	N 05° 31' 35"E	22.36'
C16	25° 27' 24"	75.00'	16.94'	33.32'	N 08° 18' 35"W	33.05'
C17	60° 00' 00"	25.00'	14.43'	26.18'	N 25° 34' 54"W	25.00'
C18	60° 00' 00"	25.00'	14.43'	26.18'	S 85° 34' 54"E	25.00'
C19	20° 48' 13"	75.00'	13.77'	27.23'	N 74° 49' 12"E	27.08'
C20	53° 07' 49"	25.00'	12.50'	23.18'	N 58° 39' 24"E	22.36'
C21	36° 52' 12"	25.00'	8.33'	16.09'	N 13° 39' 25"E	15.81'
C22	253° 44' 23"	50.00'	66.67'	221.43'	S 57° 54' 30"E	80.00'
C23	36° 52' 12"	25.00'	8.33'	16.09'	S 50° 31' 36"W	15.81'
C24	87° 40' 51"	25.00'	24.01'	38.26'	S 11° 44' 29"E	34.63'
C25	92° 19' 05"	25.00'	26.03'	40.28'	S 78° 15' 32"W	36.06'
C26	53° 07' 48"	25.00'	12.50'	23.18'	S 05° 31' 36"W	22.36'
C27	25° 27' 24"	75.00'	16.94'	33.32'	S 08° 18' 36"E	33.05'
C28	60° 00' 00"	25.00'	14.43'	26.18'	S 25° 34' 54"E	25.00'
C29	60° 00' 00"	25.00'	14.43'	26.18'	N 85° 34' 54"W	25.00'
C30	20° 48' 13"	75.00'	13.77'	27.23'	S 74° 49' 12"W	27.08'
C31	53° 07' 49"	25.00'	12.50'	23.18'	S 58° 39' 24"W	22.36'
C32	19° 35' 36"	965.00'	166.63'	330.00'	S 22° 17' 42"W	328.40'
C33	55° 31' 52"	25.00'	13.16'	24.23'	S 15° 16' 02"E	23.29'
C34	20° 49' 03"	75.00'	13.78'	27.25'	S 32° 37' 27"E	27.10'
C35	60° 00' 00"	25.00'	14.43'	26.18'	S 52° 12' 55"E	25.00'
C36	60° 00' 00"	25.00'	14.43'	26.18'	S 67° 47' 05"W	25.00'
C37	22° 00' 36"	75.00'	14.59'	28.81'	S 48° 47' 23"W	28.63'
C38	53° 18' 36"	25.00'	12.55'	23.26'	S 33° 08' 23"W	22.43'
C39	53° 07' 49"	25.00'	12.50'	23.18'	S 20° 04' 49"E	22.36'
C40	24° 25' 48"	75.00'	16.24'	31.98'	S 34° 25' 50"E	31.74'
C41	60° 00' 00"	25.00'	14.43'	26.18'	S 52° 12' 55"E	25.00'
C42	59° 59' 59"	25.00'	14.43'	26.18'	S 67° 47' 04"W	25.00'
C43	21° 49' 49"	75.00'	14.46'	28.59'	S 48° 41' 59"W	28.40'
C44	53° 07' 48"	25.00'	12.50'	23.18'	S 33° 02' 59"W	22.36'
C45	87° 46' 55"	35.00'	33.67'	53.62'	S 37° 24' 24"E	48.53'
C46	26° 38' 01"	475.00'	112.43'	220.80'	S 68° 53' 54" E	218.82'
C47	90° 08' 10"	25.00'	25.06'	39.33'	N 52° 52' 38" E	35.40'
C48	90° 09' 38"	25.00'	25.07'	39.34'	N 37° 08' 09" W	35.41'
C49	90° 01' 34"	25.00'	25.01'	39.28'	N 52° 46' 22" E	35.35'
C50	28° 15' 15"	475.00'	119.55'	234.24'	N 6° 20' 33" W	231.87'
C51	119° 19' 28"	25.00'	42.72'	52.07'	N 80° 16' 37" W	43.15'
C52	52° 56' 36"	25.00'	12.45'	23.10'	S 15° 38' 16" W	22.29'
C53	276° 09' 29"	50.00'	44.90'	240.99'	N 3° 23' 40" E	99.09'
C54	48° 24' 10"	25.00'	11.24'	21.12'	N 61° 47' 56" E	20.50'
C55	18° 00' 32"	125.00'	19.81'	39.29'	N 46° 35' 08" E	39.13'
C56	89° 16' 10"	25.00'	24.68'	38.95'	N 10° 57' 19" E	35.13'
C57	20° 14' 09"	475.00'	84.76'	167.76'	N 43° 40' 56" W	166.89'
C58	48° 17' 28"	525.00'	235.34'	442.49'	S 29° 39' 17" E	429.51'
C59	84° 46' 30"	25.00'	22.82'	36.99'	S 47° 53' 48" E	33.71'
C60	27° 57' 57"	450.00'	112.06'	219.64'	N 75° 43' 28" E	217.47'
C61	27° 57' 57"	500.00'	124.51'	244.05'	S 75° 43' 28" W	241.63'
C62	84° 46' 37"	25.00'	22.82'	36.99'	S 47° 18' 40" W	33.71'
C63	2° 51' 43"	525.00'	13.11'	26.22'	S 6° 21' 13" W	26.22'
C64	90° 10' 46"	25.00'	25.08'	39.35'	S 37° 08' 43" E	35.41'
C65	89° 40' 45"	25.00'	24.86'	39.13'	S 52° 47' 03" W	35.26'
C66	90° 00' 37"	25.00'	25.00'	39.27'	N 37° 11' 40" W	35.36'
C67	18° 18' 41"	525.00'	84.62'	167.79'	N 73° 03' 35" W	167.07'
C68	86° 28' 47"	25.00'	23.51'	37.73'	S 72° 51' 23" W	34.25'
C69	21° 59' 33"	275.00'	53.44'	105.56'	S 18° 46' 52" W	104.91'
C70	21° 59' 33"	325.00'	49.43'	124.75'	N 18° 46' 52" E	123.98'
C71	17° 17' 50"	325.00'	49.43'	98.11'	N 16° 26' 00" E	97.74'
C72	85° 30' 05"	25.00'	23.11'	37.31'	N 12° 57' 10" W	33.94'
C73	15° 56' 36"	50.00'	7.00'	13.91'	S 8° 31' 26" E	13.87'
C74	45° 19' 08"	50.00'	73.61'	97.41'	S 45° 19' 09" W	82.72'
C75	5° 02' 43"	475.00'	20.93'	41.83'	N 51° 16' 39" W	41.81'



Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 433703 Instrument #: 774285
Rec'd: 15.00
State: 0.00 Recorded
Clerk: 0.00 1/13/2006 at 1:50 pm
EDP: 2.00 in
Total: 17.00 Plat Book 23 Pgs 43-49

ENTERED
PROPERTY ASSESSOR
JAN 13 2006
MAP__GP__CTL__PAR__

WILLIAM C. COCKRILL
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1301
1-11-06

FAIRWAY FARMS, PHASE ONE, SECTION ONE

NINTH CIVIL DISTRICT
SUMNER COUNTY
GALLATIN, TENNESSEE
MAP 114, P/O PARCEL 40.01
ZONED R15 PRD

DATE: DECEMBER 2, 2005
SHEET 1 OF 5

REVISED: 1-11-06

OWNER / DEVELOPER:

FAIRWAY FARMS JOINT VENTURE
(A TENNESSEE GENERAL PARTNERSHIP)
5118 HERSCHEL SPEARS CIRCLE
BRENTWOOD, TN 37027
CONTACT: WILLIAM D. CASTLEMAN
PHONE: (615) 394-0204

LEGEND:

Property ownership boundary
Yard line
Easement
Lot line
• New Monument
Existing monuments
Iron Pin (O)
Iron Pin (N)
Proposed Sanitary Sewer
Proposed Water Line
Lot number
Property map parcel number
Pertains to property map
Street Address

•New Monument shown thus is 1/2" rebar with 2" Aluminum Cap.

BWSC BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS
LANDSCAPE ARCHITECTS AND SURVEYORS
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

PROJECT NO. 31410-03 | FILE: 3141003PLAT_1.DGN | DWG BY: BTT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 2186, PAGE 579, COUNTY REGISTERS OFFICE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL- REGIONAL SUBDIVISION REGULATIONS.

1-11-06 [signature]
DATE OWNER
1-12-06 [signature]
DATE OWNER
[signature]
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION ONE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

1-12-06 [signature]
DATE SUPERINTENDENT OF PUBLIC UTILITIES
CITY OF GALLATIN

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION ONE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

1-12-06 [signature]
DATE SUPERINTENDENT OF PUBLIC UTILITIES
CITY OF GALLATIN

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

1/12/06 [signature]
DATE CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

1-12-06 [signature] DD 1/12/06
DATE SECRETARY, PLANNING COMMISSION CHAIRMAN'S INITIALS DATE

CERTIFICATE OF COMMON AREAS DEDICATION

CASTLEMAN / HALCOMB, LLC. IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN FAIRWAY FARMS FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN FAIRWAY FARMS AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS, FOR FAIRWAY FARMS, DATED ______ OF RECORD IN BOOK 2423 PAGE 451, R.O.S.C. SAID DECLARATION OF COVENANTS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

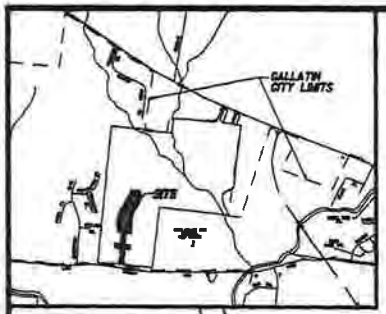
[signature]
DATE WILLIAM D. CASTLEMAN, [illegible] CASTLEMAN / HALCOMB, LLC

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL- REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

BARGE, WAGGONER, SUMNER, AND CANNON, INC.
1-11-06 [signature]
DATE REGISTERED LAND SURVEYOR
NUMBER 1301

1-77-06C



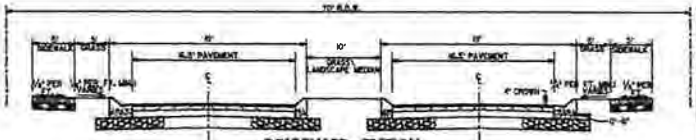
TENNESSEE GRID NORTH

SCALE 1" = 100'

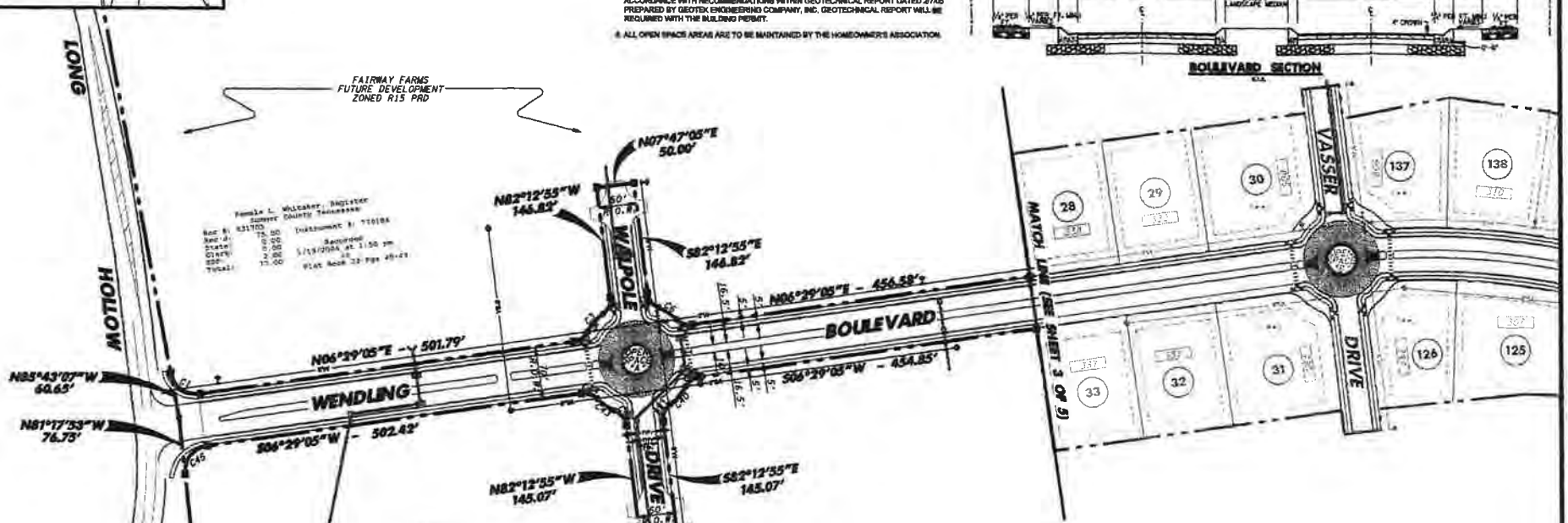
NOTES:

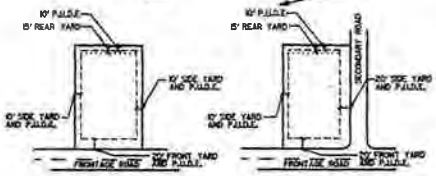
1. THE PURPOSE OF THIS PLAT IS TO CREATE 62 SINGLE FAMILY LOTS
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY – (CATAGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER THE STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
3. BEARINGS SHOWN ARE BASED OF THE TENNESSEE STATE PLANE GRID SYSTEM (NAD 83).
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47165C0315D, DATED NOVEMBER 21, 2002, ZONE "X"
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
6. ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO R.O.W. UNLESS OTHERWISE NOTED
7. (*) DENOTES LOTS 132, 140, 141, 148, 288-293, 300, AND 319 TO BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS WITHIN GEOTECHNICAL REPORT DATED 2/7/05 PREPARED BY GEOTEK ENGINEERING COMPANY, INC. GEOTECHNICAL REPORT WILL BE REQUIRED WITH THE BUILDING PERMIT.
8. ALL OPEN SPACE AREAS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

No.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG	CHORD
C1	87° 47' 49"	35.00'	33.68'	53.63'	N 50° 22' 59"E	48.54'
C2	53° 07' 49"	25.00'	12.50'	23.18'	N 70° 04' 49"W	22.36'
C3	24° 25' 48"	75.00'	16.24'	31.98'	N 34° 25' 49"W	31.74'
C4	59° 59' 53"	25.00'	14.43'	26.18'	N 52° 12' 52"W	25.00'
C5	60° 00' 00"	25.00'	14.43'	26.18'	N 62° 47' 05"E	25.00'
C6	21° 49' 48"	75.00'	14.46'	28.58'	N 48° 41' 59"E	28.40'
C7	53° 07' 49"	25.00'	12.50'	23.18'	N 33° 02' 59"E	22.36'
C39	53° 07' 49"	25.00'	12.50'	23.18'	S 20° 04' 49"E	22.36'
C40	24° 25' 48"	75.00'	16.24'	31.98'	S 34° 25' 50"E	31.74'
C41	60° 00' 00"	25.00'	14.43'	26.18'	S 52° 12' 53"E	25.00'
C42	59° 59' 59"	25.00'	14.43'	26.18'	S 67° 47' 04"W	25.00'
C43	21° 49' 49"	75.00'	14.46'	28.58'	S 48° 41' 59"W	28.40'
C44	53° 07' 48"	25.00'	12.50'	23.18'	S 33° 02' 59"W	22.36'
C45	87° 46' 55"	35.00'	33.67'	53.62'	S 31° 24' 24"E	48.53'



BOULEVARD SECTION
N.T.S.





TYPICAL LOT SETBACKS
N.T.S.

TYPICAL CORNER LOT
N.T.S.

WILLIAM C. COCKRILL REGISTERED LAND SURVEYOR TENNESSEE NO. 1401
1-11-06

ENTERED
John C. Isbell
PROPERTY ASSESSOR
JAN 13 2006
MAP___GP___CTL___PAR___

AREA TABLE

OPEN SPACE AREA=4,543 SQ. FT. OR 0.11 ACRES
LOT AREA=1,421,522 SQ. FT. OR 32.63 ACRES
R.O.W. DEDICATION=431,745 SQ. FT. OR 9.91 ACRES
TOTAL AREA=1,857,815 SQ. FT. OR 42.67 ACRES

LEGEND:

- Property ownership boundary
- Yard line
- Easement
- Lot line
- New Monument
- Existing monuments
- Iron Pin (S)
- Iron Pin (N)
- Proposed Sanitary Sewer
- Proposed Water Line
- Lot number
- Property map parcelnumber
- Parcline to property map
- Street address

*New Monument shown thus "●" is ½" rebar with 2" Aluminum Cap.

OWNER / DEVELOPER:
FAIRWAY FARMS JOINT VENTURE
(A TENNESSEE GENERAL PARTNERSHIP)
5118 HERSCHEL SPEARS CIRCLE
BRENTWOOD, TN 37027
CONTACT: WILLIAM D. CASTLEMAN
PHONE: (615) 394-0204

FAIRWAY FARMS, PHASE ONE, SECTION ONE

NINTH CIVIL DISTRICT SUMNER COUNTY GALLATIN, TENNESSEE MAP 114, P/O PARCEL 40.01 ZONED R15 PRD

DATE: DECEMBER 2, 2005
SHEET 2 OF 5
REVISED: 1-11-06

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS
LANDSCAPE ARCHITECTS AND SURVEYORS
25 Cumberland Street, Suite 800 Nashville, Tennessee 37228
PHONE (615) 254-8001 FAX (615) 256-4571

PROJECT NO. 31410-03 | FILE: 31410-03PLAT_2.DGN | DWG BY: BTT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 2195, PAGE 579, COUNTY REGISTER'S OFFICE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL- REGIONAL SUBDIVISION REGULATIONS.

1-11-06 DATE — OWNER
1-12-06 DATE — OWNER
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION ONE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

1-12-06 DATE — SUPERINTENDENT OF PUBLIC UTILITIES, CITY OF GALLATIN

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION ONE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

1-12-06 DATE — SUPERINTENDENT OF PUBLIC UTILITIES, CITY OF GALLATIN

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

1/12/06 DATE — CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

1-12-06 DATE — SECRETARY, PLANNING COMMISSION
DD CHAIRMAN'S INITIALS
1/12/06 DATE

CERTIFICATE OF COMMON AREAS DEDICATION

CASTLEMAN / HALCOMB, LLC. IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN FAIRWAY FARMS FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN FAIRWAY FARMS AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS, FOR FAIRWAY FARMS, DATED _____ OF RECORD IN BOOK 2425 PAGE 421, R.O.S.C. SAID DECLARATION OF COVENANTS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

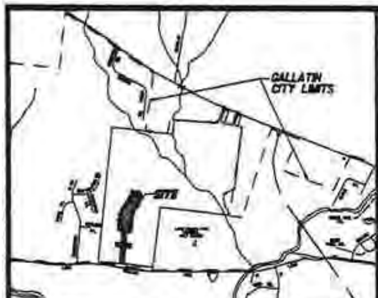
DATE — WILLIAM D. CASTLEMAN, [redacted] CASTLEMAN / HALCOMB, LLC

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL- REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.
BARGE, WAGGONER, SUMNER, AND CANNON, INC.

1-11-06 DATE — REGISTERED LAND SURVEYOR NUMBER 1401

1-77-06C



AREA TABLE

OPEN SPACE AREA=4,563 SQ. FT. OR 0.11 ACRE±
LOT AREA=1,031,586 SQ. FT. OR 23.45 ACRES±
R.O.W. DEDICATION=431,745 SQ. FT. OR 9.91 ACRES±
TOTAL AREA=1,457,895 SQ. FT. OR 33.47 ACRES±

TENNESSEE GRID NORTH

SCALE 1" = 100'

NOTES:

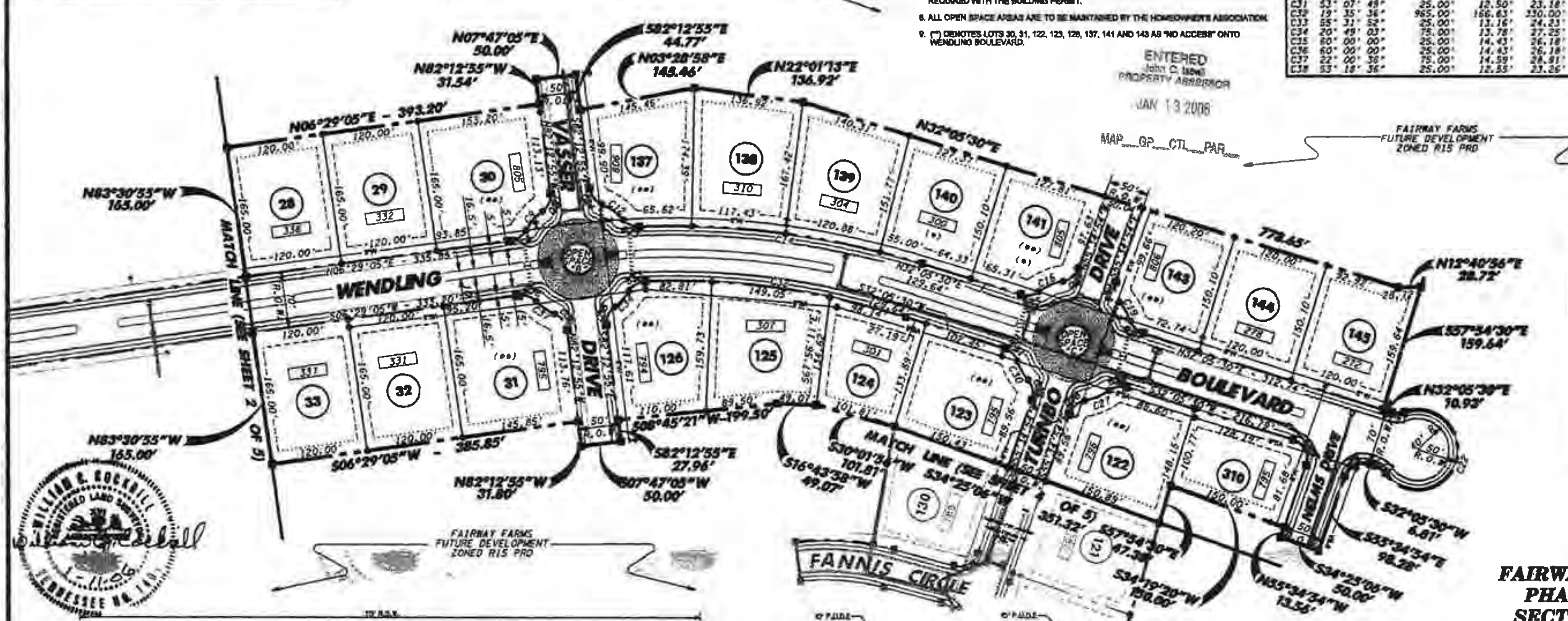
1. THE PURPOSE OF THIS PLAT IS TO CREATE 62 SINGLE FAMILY LOTS.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATAGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER THE STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
3. BEARINGS SHOWN ARE BASED OF THE TENNESSEE STATE PLANE GRID SYSTEM (NAD 83)
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47165C03130, DATED NOVEMBER 21, 2002. ZONE "X"
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
6. ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO R.O.W. UNLESS OTHERWISE NOTED
7. (*) DENOTES LOTS 132, 140, 141, 145, 288-293, 300, AND 319 TO BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS WITHIN GEOTECHNICAL REPORT DATED 2/7/06 PREPARED BY GEOTEK ENGINEERING COMPANY, INC. GEOTECHNICAL REPORT WILL BE REQUIRED WITH THE BUILDING PERMIT.
8. ALL OPEN SPACE AREAS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
9. (**) DENOTES LOTS 30, 31, 122, 123, 126, 137, 141 AND 143 AS "NO ACCESS" ONTO WENDLING BOULEVARD.

ENTERED
John C. Isbell
PROPERTY ASSESSOR
JAN 13 2006

MAP___GP___CTL___PAR___

CURVE TABLE

No.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG	CHORD
C8	52° 56' 58"	25.00'	12.45'	23.10'	N 19° 59' 25"W	22.29'
C9	24° 14' 59"	75.00'	16.11'	31.74'	N 34° 20' 24"W	31.51'
C10	59° 59' 59"	25.00'	14.43'	26.18'	N 52° 12' 55"W	25.00'
C11	60° 00' 00"	25.00'	14.43'	26.18'	N 67° 47' 05"E	25.00'
C12	25° 22' 25"	75.00'	16.88'	33.21'	N 50° 28' 18"E	32.94'
C13	50° 56' 09"	25.00'	11.91'	22.23'	N 37° 41' 26"E	21.50'
C14	19° 52' 09"	1,035.00'	181.28'	358.92'	N 22° 09'26" E	357.13'
C15	53° 07' 48"	25.00'	12.50'	23.18'	N 05° 31' 36"E	22.36'
C16	25° 27' 24"	75.00'	16.94'	33.32'	N 08° 18' 36"W	33.05'
C17	60° 00' 00"	25.00'	14.43'	26.18'	N 25° 34' 54"W	25.00'
C18	60° 00' 00"	25.00'	14.43'	26.18'	S 85° 34' 54"E	25.00'
C19	20° 48' 13"	75.00'	13.77'	27.23'	N 74° 49' 12"E	27.08'
C20	53° 07' 49"	25.00'	12.50'	23.18'	N 58° 39' 24"E	22.36'
C21	36° 52' 12"	25.00'	8.33'	16.09'	N 13° 39' 25"E	15.81'
C22	253° 44' 23"	50.00'	66.67'	221.43'	S 57° 54' 30"E	80.00'
C23	36° 52' 12"	25.00'	8.33'	16.09'	S 50° 31' 36"W	15.81'
C24	87° 40' 51"	25.00'	24.01'	38.26'	S 11° 44' 25"E	34.63'
C25	92° 19' 09"	25.00'	26.03'	40.28'	S 78° 15' 32"W	36.06'
C26	53° 07' 48"	25.00'	12.50'	23.18'	S 05° 31' 36"W	22.36'
C27	25° 27' 24"	75.00'	16.94'	33.32'	S 08° 18' 36"E	33.05'
C28	60° 00' 00"	25.00'	14.43'	26.18'	S 25° 34' 54"E	25.00'
C29	60° 00' 00"	25.00'	14.43'	26.18'	N 85° 34' 54"W	25.00'
C30	20° 48' 13"	75.00'	13.77'	27.23'	S 74° 49' 12"W	27.08'
C31	53° 07' 49"	25.00'	12.50'	23.18'	S 58° 39' 24"W	22.36'
C32	19° 35' 36"	965.00'	166.63'	330.00'	S 22° 17' 42"W	328.40'
C33	55° 31' 52"	25.00'	13.16'	24.23'	S 15° 16' 02"E	23.29'
C34	20° 49' 03"	75.00'	13.78'	27.25'	S 32° 37' 27"E	27.10'
C35	60° 00' 00"	25.00'	14.43'	26.18'	S 52° 12' 55"E	25.00'
C36	60° 00' 00"	25.00'	14.43'	26.18'	S 67° 47' 05"W	25.00'
C37	22° 00' 36"	75.00'	14.59'	28.81'	S 48° 47' 23"W	28.63'
C38	53° 18' 36"	25.00'	12.55'	23.26'	S 33° 08' 23"W	22.43'



LOT AREA TABLE

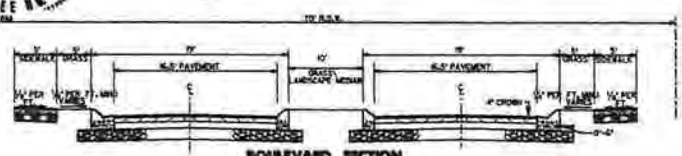
LOT	SQ. FT.	ACRES
28	19800	0.45
29	19800	0.45
30	23843	0.55
31	23413	0.54
32	19800	0.45
33	19800	0.45
122	20395	0.47
123	20067	0.46
124	15314	0.35
125	20988	0.48
126	19502	0.45
137	20361	0.47
138	21548	0.50
139	20586	0.47
140	18545	0.43
141	17656	0.41
143	17582	0.40
144	18012	0.41
145	18141	0.42
310	15626	0.36

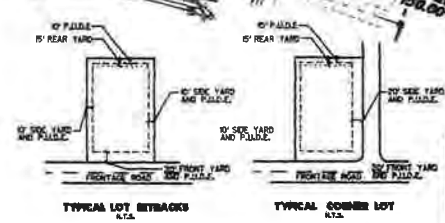
WILLIAM C. COCKRILL
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1401

FAIRWAY FARMS, PHASE ONE, SECTION ONE

NINTH CIVIL DISTRICT
SUMNER COUNTY
GALLATIN, TENNESSEE
MAP 114, P/O PARCEL 40.01
ZONED R15 PRD

DATE: DECEMBER 2, 2005
SHEET 3 OF 5
REVISED: 1-11-06





Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 631705
Rec'd: 75.00 Instrument #: 779186
State: 0.00
Clerk: 0.00 Recorded
EDP: 2.00 1/13/2006 at 1:50 pm
Total: 77.00 in
Plat Book 23 Pgs 45-49

LEGEND:

- Property ownership boundary
- Yard line
- Easement
- Lot line
- * New Monument
- Existing monuments
- Iron Pin (O)
- Iron Pin (S)
- Proposed Sanitary Sewer
- Proposed Water Line
- Lot number
- Property map parcel number
- Pertains to property map
- Street Address

*New Monument shown thus '■' is ⅝" rebar with 2" Aluminum Cap.

OWNER / DEVELOPER:

FAIRWAY FARMS JOINT VENTURE
(A TENNESSEE GENERAL PARTNERSHIP)
5119 HERSCHEL SPEARS CIRCLE
BRENTWOOD, TN 37027
CONTACT: WILLIAM D. CASTLEMAN
PHONE: (615) 384-0204

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 2186, PAGE 579, COUNTY REGISTERS OFFICE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL- REGIONAL SUBDIVISION REGULATIONS.

1-11-06 Nick Holcomb
DATE OWNER

1-12-06 William D. Castleman
DATE OWNER

Partner
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION ONE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

1-12-06 [signature]
DATE SUPERINTENDENT OF PUBLIC UTILITIES
CITY OF GALLATIN

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

1/12/06 [signature]
DATE CITY ENGINEER

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION ONE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

1-12-06 [signature]
DATE SUPERINTENDENT OF PUBLIC UTILITIES
CITY OF GALLATIN

CERTIFICATE OF APPROVAL FOR RECORDING

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

1-12-06 [signature] PP 1/12/06
DATE SECRETARY, PLANNING COMMISSION CHAIRMAN'S INITIALS DATE

CERTIFICATE OF COMMON AREAS DEDICATION

CASTLEMAN / HALCOMB, LLC, IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN FAIRWAY FARMS FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN FAIRWAY FARMS AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS, FOR FAIRWAY FARMS, DATED ________ OF RECORD IN BOOK 2423, PAGE 451, R.O.S.C. SAID ARTICLE FOUR IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

________ [signature]
DATE WILLIAM D. CASTLEMAN, [illegible] CASTLEMAN / HALCOMB, [illegible]

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL- REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

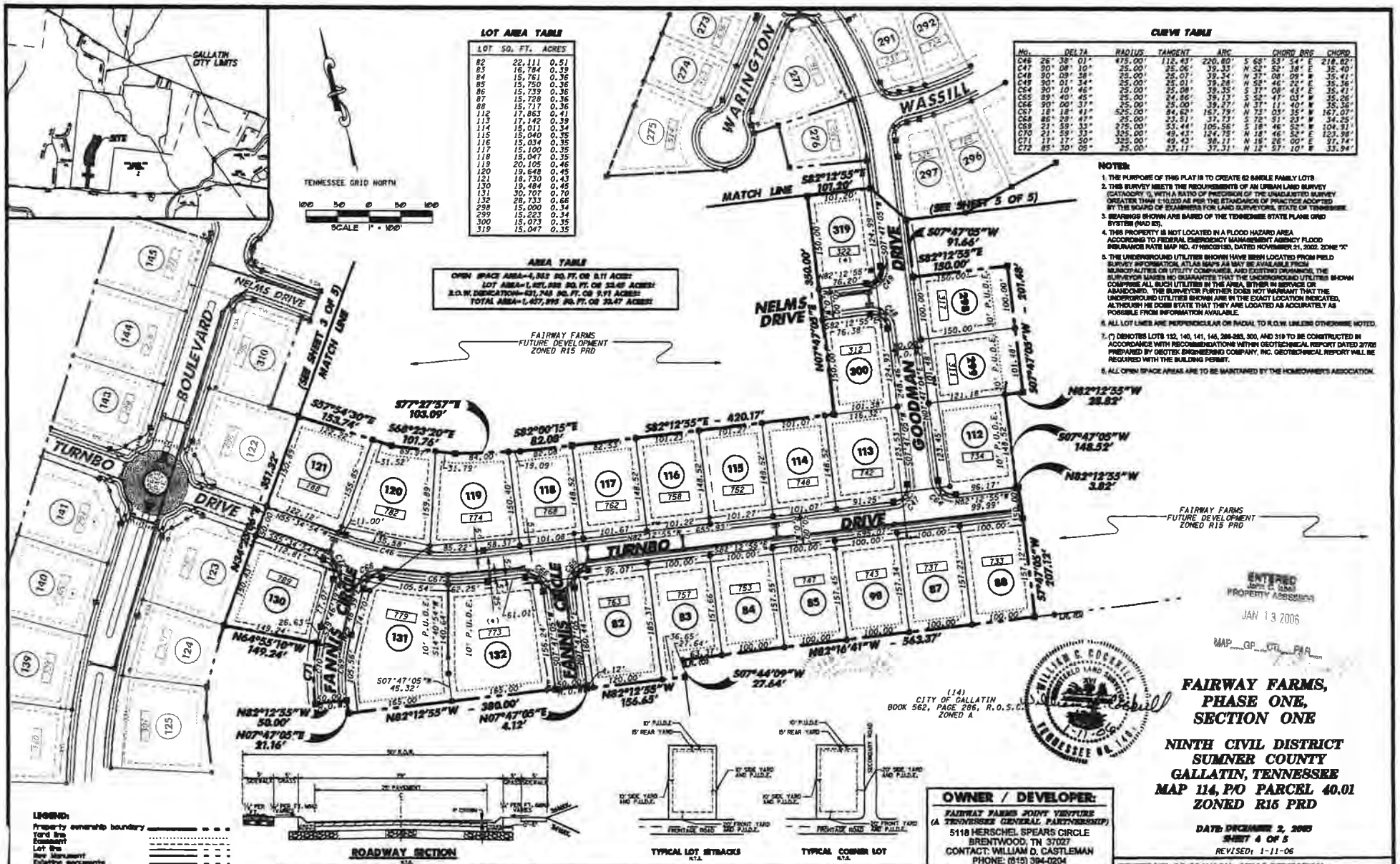
BARGE, WAGGONER, SUMNER, AND CANNON, INC.

1-11-06 William C. Cockrill
DATE REGISTERED LAND SURVEYOR
NUMBER 1401

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS
LANDSCAPE ARCHITECTS AND SURVEYORS
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

PROJECT NO. 31410-03	FILE: 3141003PLAT.3.DGN	DWG BY: BTT

1-77-06C



LOT AREA TABLE

LOT	SQ. FT.	ACRES
82	22,111	0.51
83	16,784	0.39
84	15,761	0.36
85	15,750	0.36
86	15,739	0.36
87	15,728	0.36
88	15,717	0.36
112	17,863	0.41
113	17,142	0.39
114	15,011	0.34
115	15,040	0.35
116	15,034	0.35
117	15,100	0.35
118	15,047	0.35
119	20,105	0.46
120	19,648	0.45
121	18,730	0.43
130	19,484	0.45
131	30,707	0.70
132	28,733	0.66
298	15,000	0.34
299	15,223	0.34
300	15,073	0.35
319	15,047	0.35

AREA TABLE

OPEN SPACE AREA=4,913 SQ. FT. OR 0.11 ACRES±
LOT AREA=1,427,992 SQ. FT. OR 32.80 ACRES±
R.O.W. DEDICATION=431,745 SQ. FT. OR 9.91 ACRES±
TOTAL AREA=1,877,892 SQ. FT. OR 43.07 ACRES±

CURVE TABLE

No.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG	CHORD
C46	26° 38' 01"	475.00'	112.43'	220.80'	S 68° 53' 54" E	218.82'
C47	90° 08' 10"	25.00'	25.06'	39.33'	N 52° 52' 38" E	35.40'
C48	90° 09' 38"	25.00'	25.07'	39.34'	N 37° 08' 09" W	35.41'
C49	90° 01' 34"	25.00'	25.01'	39.28'	N 52° 46' 22" E	35.36'
C54	90° 10' 46"	25.00'	25.08'	39.35'	S 37° 08' 43" E	35.41'
C55	89° 40' 45"	25.00'	24.86'	39.13'	S 52° 47' 03" W	35.26'
C56	90° 00' 37"	25.00'	25.00'	39.27'	N 37° 11' 40" W	35.36'
C57	18° 18' 41"	525.00'	84.62'	167.79'	N 73° 03' 35" W	167.07'
C58	85° 28' 47"	25.00'	23.51'	37.13'	S 72° 51' 23" W	34.25'
C59	21° 59' 33"	275.00'	53.44'	105.56'	S 18° 46' 52" W	104.91'
C70	21° 59' 33"	325.00'	63.43'	124.75'	N 18° 46' 52" E	123.98'
C71	17° 17' 30"	325.00'	49.43'	98.11'	N 16° 26' 00" E	97.74'
C72	85° 30' 05"	25.00'	23.11'	37.31'	N 12° 57' 10" W	33.94'

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 62 SINGLE FAMILY LOTS
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATAGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER THE STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
3. BEARINGS SHOWN ARE BASED OF THE TENNESSEE STATE PLANE GRID SYSTEM (NAD 83).
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47165C0115D, DATED NOVEMBER 21, 2002. ZONE "X"
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
6. ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO R.O.W. UNLESS OTHERWISE NOTED.
7. (*) DENOTES LOTS 132, 140, 141, 145, 298-293, 300, AND 319 TO BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS WITHIN GEOTECHNICAL REPORT DATED 2/7/05 PREPARED BY DECTER ENGINEERING COMPANY, INC. GEOTECHNICAL REPORT WILL BE REQUIRED WITH THE BUILDING PERMIT.
8. ALL OPEN SPACE AREAS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

LEGEND:

- Property ownership boundary
- Yard line
- Easement
- Lot line
- New Monument
- Existing monuments
- Iron Pin (O)
- Iron Pin (S)
- Proposed Sanitary Sewer
- Proposed Water Line
- Lot number
- Property sub parcelnumber
- Parcelno to property map
- Street Address

New Monument shown thus ' ' is ½" rebar with 2" Aluminum Cap.

FAIRWAY FARMS, PHASE ONE, SECTION ONE

NINTH CIVIL DISTRICT SUMNER COUNTY GALLATIN, TENNESSEE MAP 114, P/O PARCEL 40.01 ZONED R15 PRD

DATE: DECEMBER 2, 2003
SHEET 4 OF 5
REVISED: 1-11-06

OWNER / DEVELOPER:
FAIRWAY FARMS JOINT VENTURE
(A TENNESSEE GENERAL PARTNERSHIP)
5118 HERSCHEL SPEARS CIRCLE
BRENTWOOD, TN 37027
CONTACT: WILLIAM D. CASTLEMAN
PHONE: (615) 394-0204

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS
LANDSCAPE ARCHITECTS AND SURVEYORS
2Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-8100 FAX (615) 255-8572

PROJECT NO. 3141O-03 | FILE: 3141003PLAT_4.DGN | DWG BY: BTT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 2186, PAGE 879, COUNTY REGISTERS OFFICE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT DITTERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

1-11-06 DATE
1-12-06 DATE
OWNER
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION ONE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUREICRT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

1-12-06 DATE
SUPERINTENDENT OF PUBLIC UTILITIES
CITY OF GALLATIN

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION ONE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

1-12-06 DATE
SUPERINTENDENT OF PUBLIC UTILITIES
CITY OF GALLATIN

CERTIFICATE OF APPROVAL OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

1/12/06 DATE
CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

1-12-06 DATE
SECRETARY, PLANNING COMMISSION
CHAIRMAN'S INITIALS
1/14/06 DATE

CERTIFICATE OF COMMON AREAS DEDICATION

CASTLEMAN / HALCOMB, LLC. IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN FAIRWAY FARMS FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN FAIRWAY FARMS AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR FAIRWAY FARMS, DATED _____ OF RECORD IN BOOK 1442 PAGE 751, R.O.S.C. SAID DECLARATION OF COVENANTS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

DATE
WILLIAM D. CASTLEMAN, PRESIDENT CASTLEMAN / HALCOMB, LLC

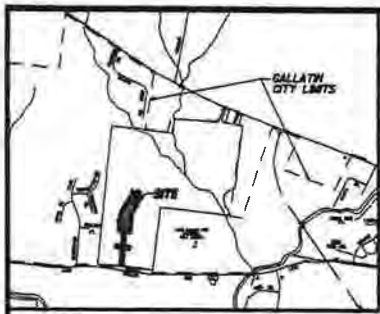
CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

BARGE, WAGGONER, SUMNER, AND CANNON, INC.

1-11-06 DATE
REGISTERED LAND SURVEYOR
NUMBER 1601

1-77-06C

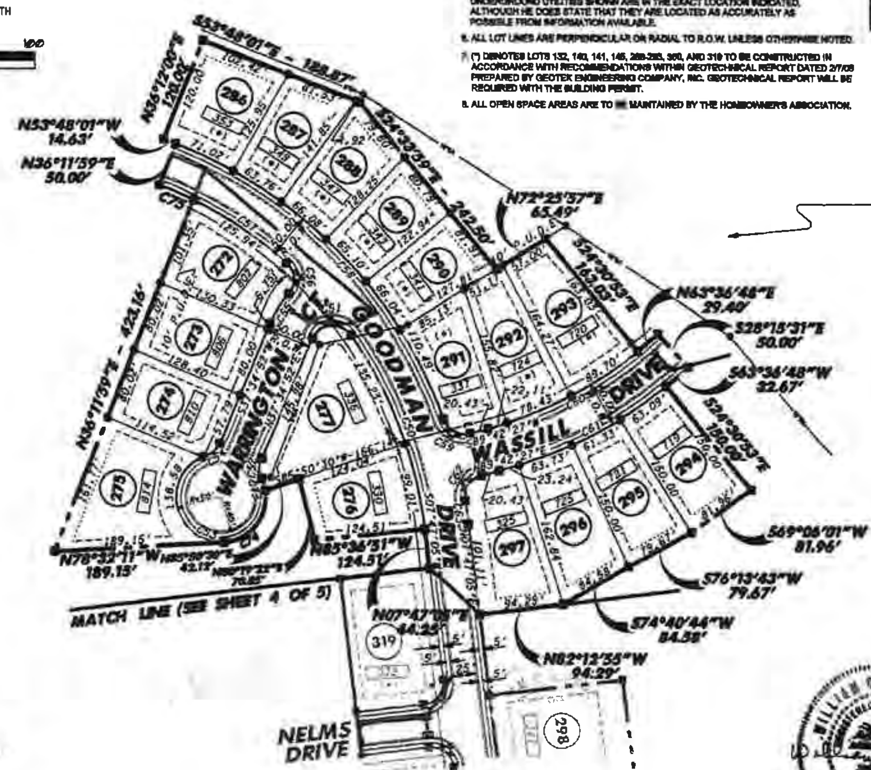


NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 62 SINGLE FAMILY LOTS.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATAGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER THE STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
3. BEARINGS SHOWN ARE BASED OF THE TENNESSEE STATE PLANE GRID SYSTEM (NAD 83).
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47165C0313D, DATED NOVEMBER 21, 2002. ZONE "X"
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
6. ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO R.O.W. UNLESS OTHERWISE NOTED.
7. (*) DENOTES LOTS 132, 140, 141, 145, 286-289, 300, AND 319 TO BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS WITHIN GEOTECHNICAL REPORT DATED 2/7/05 PREPARED BY GEOTEK ENGINEERING COMPANY, INC. GEOTECHNICAL REPORT WILL BE REQUIRED WITH THE BUILDING PERMIT.
8. ALL OPEN SPACE AREAS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

CURVE TABLE

No.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG	CHORD
C50	28° 15' 15"	475.00'	119.55'	234.24'	N 6° 20' 33" W	231.87'
C51	119° 19' 28"	25.00'	42.72'	52.07'	N 80° 16' 37" W	43.15'
C52	52° 56' 36"	25.00'	12.45'	23.10'	S 15° 38' 15" W	22.29'
C53	276° 09' 29"	50.00'	44.90'	240.99'	N 3° 23' 40" E	99.09'
C54	48° 24' 10"	25.00'	11.24'	21.12'	N 61° 47' 56" E	20.50'
C55	18° 00' 32"	125.00'	19.81'	39.29'	N 46° 35' 08" E	39.13'
C56	89° 16' 10"	25.00'	24.68'	38.95'	N 10° 57' 19" E	35.13'
C57	20° 14' 09"	475.00'	84.76'	167.76'	N 43° 40' 56" W	166.89'
C58	48° 17' 28"	525.00'	235.34'	442.45'	S 29° 39' 17" E	429.51'
C59	84° 46' 30"	25.00'	22.82'	36.99'	S 47° 53' 48" E	33.71'
C60	27° 57' 57"	450.00'	112.06'	219.64'	N 75° 43' 28" E	217.47'
C61	27° 57' 57"	500.00'	124.51'	244.05'	S 75° 43' 28" W	241.63'
C62	84° 46' 37"	25.00'	22.82'	36.39'	S 47° 18' 40" W	33.71'
C63	2° 51' 43"	525.00'	13.11'	26.22'	S 5° 21' 13" W	26.22'
C73	15° 56' 36"	50.00'	7.00'	13.91'	S 2° 31' 26" E	13.87'
C74	45° 19' 08"	50.00'	73.61'	97.41'	S 45° 19' 08" W	82.72'
C75	5° 02' 43"	475.00'	20.93'	41.83'	N 51° 16' 39" W	41.81'

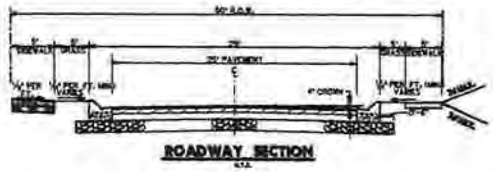


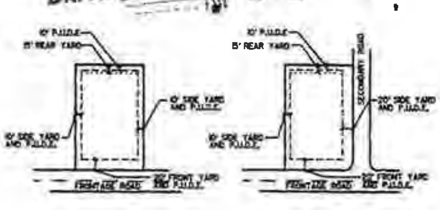
Pamela L Whitaker, Register
Sumner County Tennessee
Rec #: 631705
Rec'd: 75.00 Instrument #: 779186
State: 0.00
Clerk: 0.00 Recorded
EDP: 2.00 1/13/2006 at 3:50 pm
Total: 77.00 in
Plat Book 23 Pgs 45-49

LOT AREA TABLE

LOT	SQ. FT.	ACRES
272	12,130	0.28
273	10,349	0.24
274	10,110	0.23
275	15,375	0.35
276	10,673	0.25
277	16,791	0.39
286	11,425	0.26
287	9,557	0.22
288	10,193	0.23
289	9,086	0.21
290	9,198	0.21
291	10,266	0.23
292	10,359	0.24
293	12,064	0.28
294	10,812	0.25
295	10,514	0.24
296	11,450	0.26
297	12,263	0.28

ENTERED
John C. Isbell
PROPERTY ASSESSOR
JAN 13 2006
MAP__GP__CTL__PAR__





FAIRWAY FARMS, PHASE ONE, SECTION ONE

NINTH CIVIL DISTRICT SUMNER COUNTY GALLATIN, TENNESSEE MAP 114, P/O PARCEL 40.01 ZONED R15 PRD

DATE: DECEMBER 2, 2005
SHEET 5 OF 5
REVISED: 1-11-06

OWNER / DEVELOPER:

FAIRWAY FARMS JOINT VENTURE
(A TENNESSEE GENERAL PARTNERSHIP)
5118 HERSCHEL SPEARS CIRCLE
BRENTWOOD, TN 37027
CONTACT: WILLIAM D. CASTLEMAN
PHONE: (615) 394-0204

AREA TABLE

OPEN SPACE AREA=4,565 SQ. FT. OR 0.11 ACRES±
LOT AREA=1,021,588 SQ. FT. OR 23.45 ACRES±
R.O.W. DEDICATION=431,745 SQ. FT. OR 9.91 ACRES±
TOTAL AREA=1,457,895 SQ. FT. OR 33.47 ACRES±

LEGEND:

Property ownership boundary
Yard line
Easement
Lot line
* New Monument
Existing monuments
Iron Pin (O)
Iron Pin (N)
Proposed Sanitary Sewer
Proposed Water Line
Lot number
Property map parcel number
Pertaining to property map
Street Address

*New Monument shown thus '■' is ⅝" rebar with 2" Aluminum Cap.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 2188, PAGE 578, COUNTY REGISTERS OFFICE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

1-11-06 — Mick Halcomb
DATE — OWNER

1-12-06 — William D. Castleman
DATE — OWNER

Partner
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION ONE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

1-12-06 — [illegible]
DATE — SUPERINTENDENT OF PUBLIC UTILITIES CITY OF GALLATIN

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION ONE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

1-12-06 — [illegible]
DATE — SUPERINTENDENT OF PUBLIC UTILITIES CITY OF GALLATIN

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

1/12/06 — [illegible]
DATE — CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

1-12-06 — [illegible] — DO — 1/12/06
DATE — SECRETARY, PLANNING COMMISSION — CHAIRMAN'S INITIALS — DATE

CERTIFICATE OF COMMON AREAS DEDICATION

CASTLEMAN / HALCOMB, LLC. IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN FAIRWAY FARMS FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN FAIRWAY FARMS AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS, FOR FAIRWAY FARMS, DATED ____ OF RECORD IN BOOK 2421, PAGE 451, R.O.S.C. SAID DECLARATION OF COVENANTS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

DATE — William D. Castleman
WILLIAM D. CASTLEMAN, PRESIDENT, CASTLEMAN / HALCOMB, LLC

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

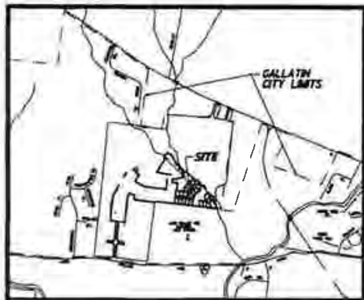
BARGE, WAGGONER, SUMNER, AND CANNON, INC.

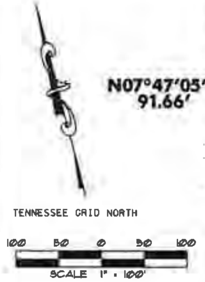
1-11-06 — William C. Cockrill
DATE — REGISTERED LAND SURVEYOR NUMBER 1401

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS LANDSCAPE ARCHITECTS AND SURVEYORS
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

PROJECT NO. 31410-03 | FILE: 3141003PLAT_5.DGN | DWG BY: BTT

1-77-06C





AREA TABLE

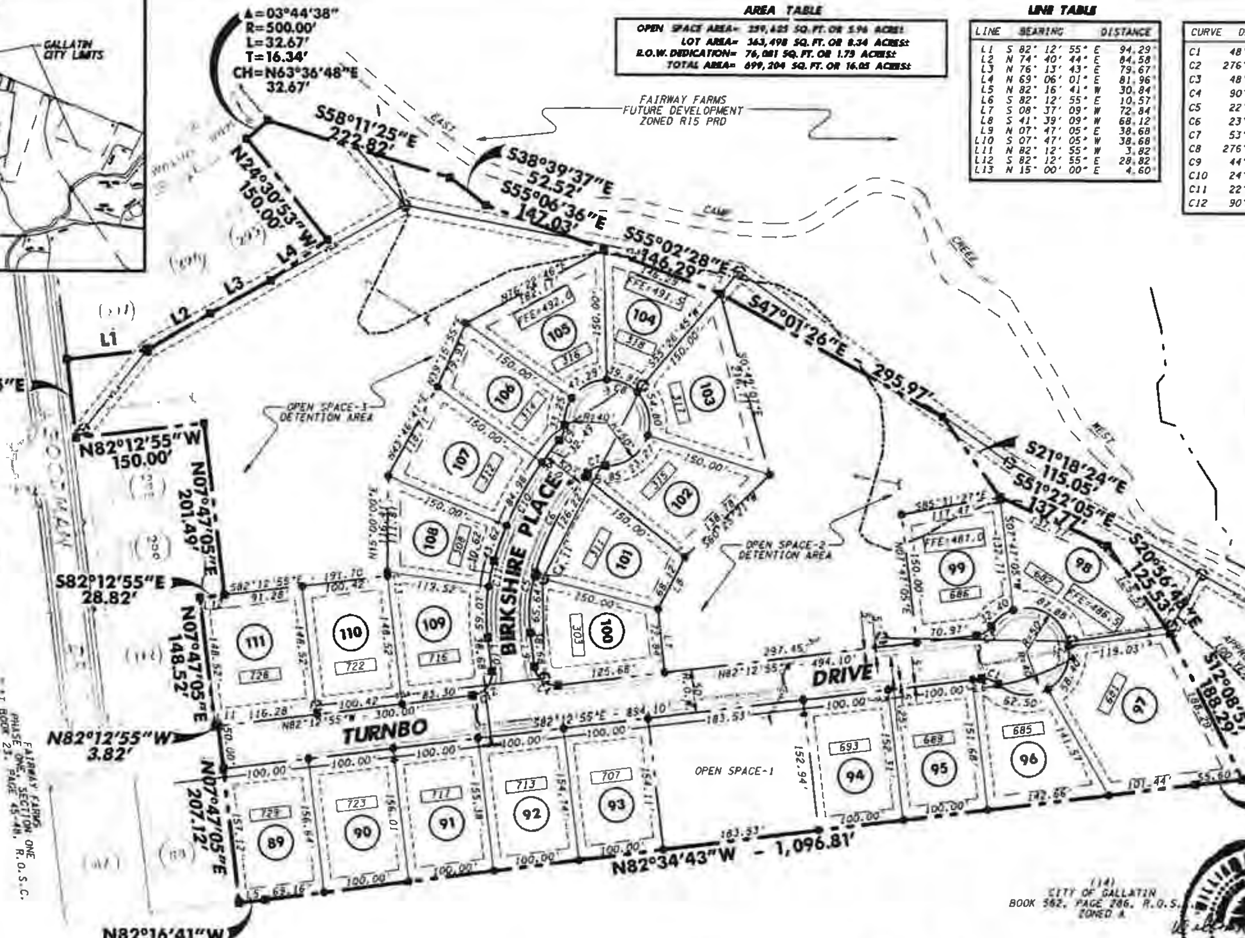
OPEN SPACE AREA=	259,625 SQ. FT. OR 5.96 ACRES±
LOT AREA=	363,498 SQ. FT. OR 8.34 ACRES±
R.O.W. DEDICATION=	76,081 SQ. FT. OR 1.73 ACRES±
TOTAL AREA=	699,204 SQ. FT. OR 16.05 ACRES±

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 82° 12' 55" E	94.29'
L2	N 74° 40' 44" E	84.58'
L3	N 76° 13' 43" E	79.67'
L4	N 69° 06' 01" E	81.96'
L5	N 82° 16' 41" W	30.84'
L6	S 82° 12' 55" E	10.57'
L7	S 08° 37' 09" W	72.84'
L8	S 41° 39' 09" W	68.12'
L9	N 07° 47' 05" E	38.68'
L10	S 07° 47' 05" W	38.68'
L11	N 82° 12' 55" W	3.82'
L12	S 82° 12' 55" E	28.82'
L13	N 15° 00' 00" E	4.60'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD BRG	CHORD
C1	48° 11' 23"	25.00'	11.18'	21.03'	S 58° 07' 14" E	20.41'
C2	276° 22' 46"	50.00'	44.72'	241.19'	N 07° 47' 05" E	66.67'
C3	48° 11' 23"	25.00'	11.18'	21.03'	S 73° 41' 23" W	20.41'
C4	90° 00' 00"	25.00'	25.00'	39.27'	N 37° 12' 56" W	35.36'
C5	22° 50' 20"	175.00'	35.35	69.76'	N 19° 12' 13" E	69.30'
C6	23° 17' 02"	325.00'	66.96'	132.08'	N 42° 15' 53" E	131.17'
C7	53° 19' 43"	25.00'	12.55'	23.27'	N 80° 34' 16" E	22.44'
C8	276° 02' 56"	50.00'	44.98'	240.90'	N 30° 47' 20" W	66.88'
C9	44° 02' 55"	25.00'	10.11'	19.22'	S 33° 12' 40" W	18.75'
C10	24° 36' 44"	375.00	81.81'	161.09'	S 42° 55' 45" W	159.85'
C11	22° 50' 20"	225.00'	45.45'	89.69'	S 19° 12' 13" W	89.10'
C12	90° 00' 00"	25.00'	25.00'	39.27'	S 52° 47' 04" W	35.36'



NOTES:

1 THE PURPOSE OF THIS PLAT IS TO CREATE 23 SINGLE FAMILY LOTS

2 THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY I) WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER THE STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE
3 BEARINGS SHOWN ARE BASED OF THE TENNESSEE STATE PLANE GRID SYSTEM (NAD 83)

4 BASED UPON A GRAPHIC SCALE A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 470185-0313D DATED NOVEMBER 21, 2002 (ZONE AE, AND X)

5 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE

6 ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO R O.W UNLESS OTHERWISE NOTED

7 ALL OPEN SPACE AREAS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION

8 LETTER OF FLOOD MAP AMENDMENT TO BE PROVIDED TO FEMA TO REMOVE LOTS 98 AND 99 FROM THE FLOOD PLAIN

9 FLOOD PLAIN DEVELOPMENT PERMIT WILL BE REQUIRED PRIOR TO BUILDING PERMIT FOR LOTS 104 AND 105

10 ELEV TION CERTIFICATE REQUIRED FOR LOTS 104 AND 105

Pamela L. Whitaker, Register
Sumner County Tennessee
639043 Inst # 790501
15.00
0.00 Recorded
0.00 4/19/2006 at 8:49 am
2.00 in
17.00 Plat Book 23 Pgs 130-130

OPEN SPACE AREA TABLE

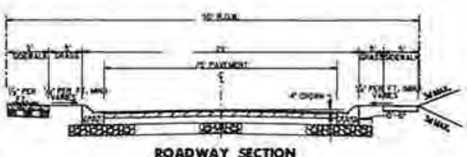
LOT	SQ. FT.	ACRES
OPEN-1	28,177	0.65
OPEN-2	88,659	2.04
OPEN-3	142,589	3.27

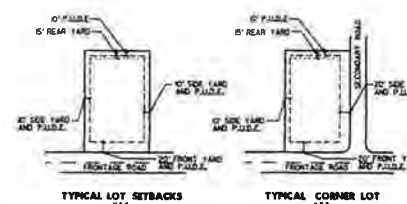
LOT AREA TABLE

LOT	SQ. FT.	ACRES
89	15,654	0.36
90	15,633	0.36
91	15,569	0.36
92	15,506	0.36
93	15,442	0.36
94	15,263	0.35
95	15,159	0.35
96	15,482	0.35
97	27,269	0.63
98	18,186	0.42
99	17,437	0.40
100	15,126	0.35
101	15,070	0.35
102	15,025	0.34
103	16,534	0.38
104	12,861	0.29
105	15,036	0.34
106	12,257	0.28
107	15,029	0.34
108	12,027	0.28
109	15,041	0.34
110	14,914	0.34
111	17,839	0.41

LEGEND:
Property ownership boundary
Yard line
Easement
Lot line
New Monument
Existing monuments
Iron Pin (O)
Iron Pin (N)
Proposed Sanitary Sewer
Proposed Water Line
Lot number
Property map parcel number
Pertains to property map
Street Address

New Monument shown thus ' ' is 5/8" rebar with 2" Aluminum Cap.





FAIRWAY FARMS, PHASE ONE, SECTION TWO

NINTH CIVIL DISTRICT SUMNER COUNTY GALLATIN, TENNESSEE MAP 114, P/O PARCEL 40.01 ZONED R15 PRD

DATE: MARCH 2, 2006
REVISION DATE: MARCH 16, 2006
REVISION DATE: APRIL 3, 2006
SHEET 1 OF 1

OWNER / DEVELOPER:
FAIRWAY FARMS JOINT VENTURE
(A TENNESSEE GENERAL PARTNERSHIP)
5118 HERSCHEL SPEARS CIRCLE
BRENTWOOD, TN 37027
CONTACT: WILLIAM D CASTLEMAN
PHONE: (615) 394-0204

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 2186, PAGE 879, COUNTY REGISTERS OFFICE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL REGIONAL SUBDIVISION REGULATIONS

4/4/06 DATE — [signature] OWNER
4/4/06 DATE — [signature] OWNER

TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION) Partner - Fairway Farms Joint Venture

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION TWO HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION

4-17-06 DATE — [signature] SUPERINTENDENT OF PUBLIC UTILITIES CITY OF GALLATIN

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT

4/17/06 DATE — [signature] CITY ENGINEER

CERTIFICATE OF COMMON AREAS DEDICATION

FAIRWAY FARMS JOINT VENTURE, LP IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN FAIRWAY FARMS FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN FAIRWAY FARMS AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS, APPLICATION TO FAIRWAY FARMS, DATED JANUARY 13, 2006, OF RECORD IN BOOK 2423, PAGE 451, R.O.S.C. SAID DECLARATION OF COVENANTS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT

4/4/06 DATE — [signature] WILLIAM D. CASTLEMAN, PRESIDENT, CASTLEMAN / HALCOMB

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION TWO HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION

4-17-06 DATE — [signature] SUPERINTENDENT OF PUBLIC UTILITIES CITY OF GALLATIN

CERTIFICATE OF APPROVAL FOR RECORDING

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

4-18-06 DATE — [signature] SECRETARY, PLANNING COMMISSION — DP CHAIRMAN'S INITIALS — 4-18-06 DATE

CERTIFICATE OF ACCURACY

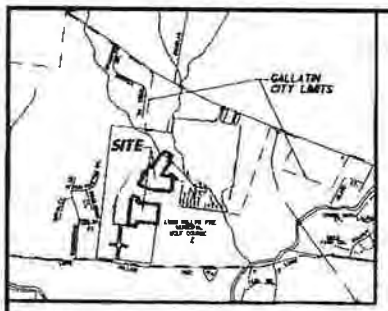
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL- REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS

BARGE, WAGGONER, SUMNER, AND CANNON, INC.
04/03/06 DATE — [signature] REGISTERED LAND SURVEYOR NUMBER 1461

BWSC — BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS LANDSCAPE ARCHITECTS AND SURVEYORS
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

PROJECT NO. 31410-03	FILE: 3141003PHASE1_SEC2....	DWG BY: BTT

1-T7-06C

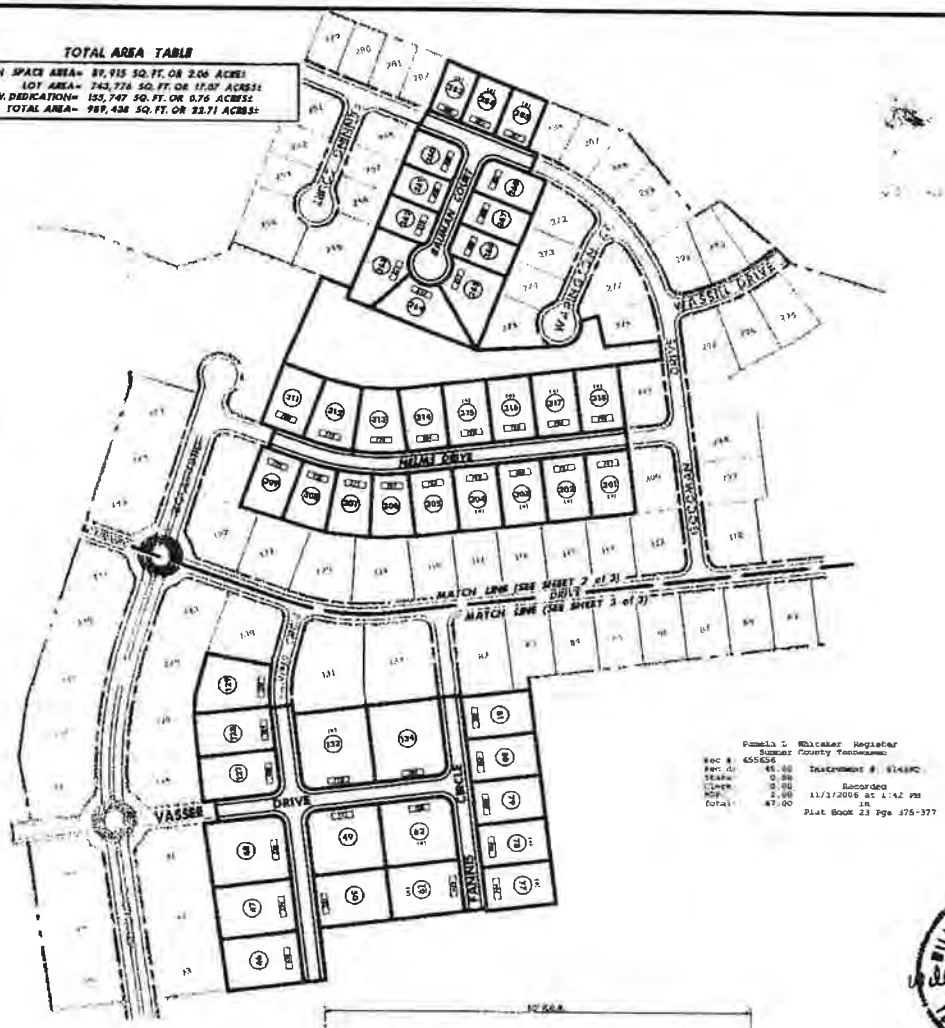


TENNESSEE GRID NORTH

SCALE 1" = 200'

TOTAL AREA TABLE

OPEN SPACE AREA=	87,915 SQ. FT. OR 2.06 ACRES±
LOT AREA=	743,776 SQ. FT. OR 17.07 ACRES±
R.O.W. DEDICATION=	155,747 SQ. FT. OR 0.76 ACRES±
TOTAL AREA=	987,438 SQ. FT. OR 22.71 ACRES±



Pamela L Whitaker Register
Sumner County Tennessee
Rec #: 655696
Rec dt: 45.00 Instrument #: 61685
State: 0.00
Clerk: 0.00
MSP: 2.00 Recorded
Total: 47.00 11/13/2006 at 1:42 PM in
Plat Book 23 Pgs 375-377

LOT AREA TABLE

LOT	SQ. FT.	ACRES
46	20844	0.48
47	21171	0.49
48	26748	0.61
49	24573	0.56
50	19800	0.45
51	19800	0.45
52	24573	0.56
77	15703	0.36
78	15695	0.36
79	15687	0.36
80	15678	0.36
81	15669	0.36
127	18045	0.41
128	17991	0.41
129	18942	0.43
133	29566	0.68
134	29566	0.68
260	10066	0.23
261	9360	0.21
262	9643	0.22
263	16519	0.38
264	16761	0.38
265	16541	0.38
266	11367	0.26
267	11604	0.27
268	12165	0.28
283	9000	0.21
284	9828	0.23
285	9862	0.23
301	15019	0.34
302	15032	0.35
303	15034	0.35
304	15070	0.35
305	15069	0.35
306	13612	0.31
307	13437	0.31
308	13232	0.30
309	14731	0.34
311	15082	0.35
312	15261	0.35
313	15697	0.36
314	14587	0.33
315	15051	0.35
316	15021	0.34
317	15071	0.35
318	15001	0.35

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 46 SINGLE FAMILY LOTS.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER THE STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
3. BEARINGS SHOWN ARE BASED OF THE TENNESSEE STATE PLANE GRID SYSTEM (NAD 83).
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47165C0310E, DATED SEPTEMBER 20, 2006 (ZONE X).
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
6. ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO R.O.W. UNLESS OTHERWISE NOTED.
7. ALL OPEN SPACE AREAS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
8. "( )" DENOTES LOTS 61, 62, 77, 78, 133, 301-304, 315-318, AND 283-285 TO BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS IN THE GEOTECHNICAL REPORT DATED 03/07/06 PREPARED BY GEOTEK ENGINEERING COMPANY, INC.
9. LETTER OF FLOOD MAP AMENDMENT TO BE PROVIDED TO FEMA TO REMOVE LOTS 283 AND 284 FROM THE FLOOD PLAIN.
10. FLOOD PLAIN DEVELOPMENT PERMIT WILL BE REQUIRED PRIOR TO BUILDING PERMIT FOR LOTS 283 AND 284.
11. ELEVATION CERTIFICATE REQUIRED FOR LOTS 283 AND 284.
12. THIS PROPERTY'S EXISTING USE IS VACANT.

DEVELOPMENT SUMMARY

- FAIRWAY FARMS
  PHASE ONE, SECTION THREE
- OWNER:
  FAIRWAY FARMS JOINT VENTURE
  (A TENNESSEE GENERAL PARTNERSHIP)
  5118 HERSCHEL SPEARS CIRCLE
  BRENTWOOD, TN 37027
  CONTACT: WILLIAM D. CASTLEMAN
  PHONE: (615) 394-0204
- NINTH CIVIL DISTRICT
  GALLATIN, TENNESSEE
- MAP 114, P/O PARCEL 40.01
- ZONED: R15 PRD
- PLAT PREPARED ON AUGUST 31, 2006
- SCALE: 1" = 200'
- RESIDENTIAL
- SURVEYOR:
  WILLIAM C. COCKRILL, R.L.S.
  BARGE, WAGGONER, SUMNER & CANNON, INC.
  211 COMMERCE STREET, SUITE 600
  NASHVILLE, TENNESSEE 37201
  PH. (615) 252-4399
  FAX (615) 256-9661

WILLIAM C. COCKRILL
REGISTERED LAND SURVEYOR
TENNESSEE

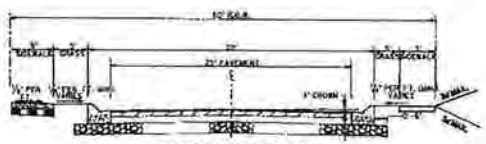
FAIRWAY FARMS, PHASE ONE, SECTION THREE

NINTH CIVIL DISTRICT
SUMNER COUNTY
GALLATIN, TENNESSEE
MAP 114, P/O PARCEL 40.01
ZONED R15 PRD

DATE: AUGUST 31, 2006

SHEET 1 OF 3

REVISED SEPTEMBER 25, 2006



OWNER / DEVELOPER:

FAIRWAY FARMS JOINT VENTURE
(A TENNESSEE GENERAL PARTNERSHIP)
5118 HERSCHEL SPEARS CIRCLE
BRENTWOOD, TN 37027
CONTACT: WILLIAM D. CASTLEMAN
PHONE: (615) 394-0204

LEGEND:

- Property ownership boundary
- Yard line
- Easement
- Lot line
- New Monument
- Existing monuments
- Iron Pin 01
- Iron Pin 00
- Proposed Sanitary Sewer
- Proposed Water Line
- Lot number
- Property map parcel number
- Portions to property map
- Street address

New Monument shown thus "■" is ½" rebar with 2" Aluminum Cap.

BWSC BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS
LANDSCAPE ARCHITECTS AND SURVEYORS
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-8100 FAX (615) 256-1573

PROJECT NO. 3140-03 | FILE: 3140O3PHASE1_SEC3.... | DWG BY: BTT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 2186, PAGE 879 COUNTY REGISTERS OFFICE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL REGIONAL SUBDIVISION REGULATIONS.

9/29/06 — DATE — OWNER
9-29-06 — DATE — OWNER
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION THREE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

10/25/06 — DATE — SUPERINTENDENT OF PUBLIC UTILITIES, CITY OF GALLATIN

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE SECTION THREE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

10/25/06 — DATE — SUPERINTENDENT OF PUBLIC UTILITIES, CITY OF GALLATIN

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

10/31/06 — DATE — CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

11-1-06 — DATE — SECRETARY, PLANNING COMMISSION — CHAIRMAN'S INITIALS — 10-31-06 — DATE

CERTIFICATE OF COMMON AREAS DEDICATION

FAIRWAY FARMS JOINT VENTURE, OF IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS O. LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN FAIRWAY FARMS FOR RECREATION AND RELATED ACTIVITIES THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN FAIRWAY FARMS AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS, APPLICATION TO FAIRWAY FARMS, DATED JANUARY 13, 2006, OF RECORD IN BOOK 2431, PAGE 451, R.O.S.C. SAID DECLARATION OF COVENANTS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

9/29/06 — DATE — WILLIAM D. CASTLEMAN, CASTLEMAN-HALCOMB

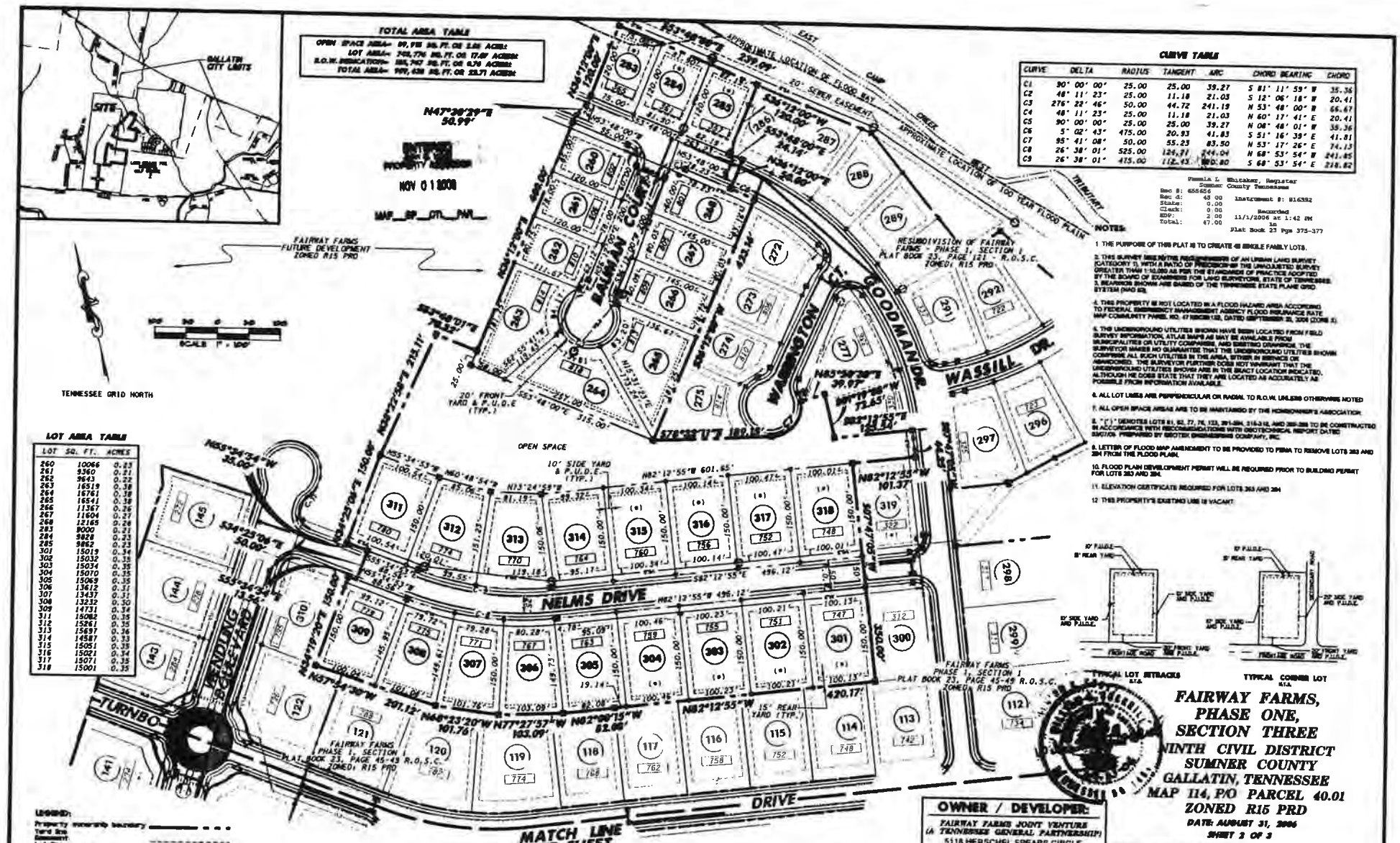
CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

BARGE, WAGGONER, SUMNER, AND CANNON, INC.

9-25-06 — DATE — REGISTERED LAND SURVEYOR NUMBER 1583

I-77-06C



CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD
C1	90° 00' 00"	25.00	25.00	39.27	S 81° 11' 59" W	35.36
C2	48° 11' 23"	25.00	11.18	21.03	S 12° 06' 18" W	20.41
C3	276° 22' 46"	50.00	44.72	241.19	N 53° 48' 00" W	66.67
C4	48° 11' 23"	25.00	11.18	21.03	N 60° 17' 41" E	20.41
C5	90° 00' 00"	25.00	25.00	39.27	N 08° 48' 01" W	35.36
C6	5° 02' 43"	475.00	20.93	41.83	S 51° 16' 39" E	41.81
C7	95° 41' 08"	50.00	55.23	83.50	N 53° 17' 26" E	74.13
C8	26° 38' 01"	525.00	124.91	244.04	N 68° 53' 54" W	241.85
C9	26° 38' 01"	475.00	112.45	220.80	S 68° 53' 54" E	218.82

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 655656
Rec d: 43.00
State: 0.00
Clerk: 0.00
EDP: 2.00
Total: 47.00
Instrument #: 816382
Recorded
11/1/2006 at 1:42 PM
in
Plat Book 23 Pgs 375-377

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 49 SINGLE FAMILY LOTS.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER THE STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
3. BEARINGS SHOWN ARE BASED OF THE TENNESSEE STATE PLANE GRID SYSTEM (NAD 83).
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47165C132, DATED SEPTEMBER 29, 2006 (ZONE X).
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
6. ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO R.O.W. UNLESS OTHERWISE NOTED
7. ALL OPEN SPACE AREAS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
8. "( )" DENOTES LOTS 61, 62, 77, 78, 123, 291-294, 316-318, AND 295-298 TO BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS WITH GEOTECHNICAL REPORT DATED 8/8/2006 PREPARED BY GROTON ENGINEERING COMPANY, INC.
9. LETTER OF FLOOD MAP AMENDMENT TO BE PROVIDED TO FEMA TO REMOVE LOTS 283 AND 284 FROM THE FLOOD PLAIN.
10. FLOOD PLAIN DEVELOPMENT PERMIT WILL BE REQUIRED PRIOR TO BUILDING PERMIT FOR LOTS 283 AND 284.
11. ELEVATION CERTIFICATE REQUIRED FOR LOTS 283 AND 284
12. THIS PROPERTY'S EXISTING USE IS VACANT.

LOT AREA TABLE

LOT	SQ. FT.	ACRES
260	10066	0.23
261	9360	0.21
262	9643	0.22
263	16519	0.38
264	16761	0.38
265	16541	0.38
266	11367	0.26
267	11604	0.27
268	12165	0.28
283	9000	0.21
284	9828	0.23
285	9862	0.23
301	15019	0.34
302	15032	0.35
303	15034	0.35
304	15070	0.35
305	15069	0.35
306	13612	0.31
307	13437	0.31
308	13232	0.30
309	14731	0.34
311	15082	0.35
312	15261	0.35
313	15697	0.36
314	14587	0.33
315	15051	0.35
316	15021	0.34
317	15071	0.35
318	15001	0.35

FAIRWAY FARMS, PHASE ONE, SECTION THREE

NINTH CIVIL DISTRICT
SUMNER COUNTY
GALLATIN, TENNESSEE
MAP 114, P/O PARCEL 40.01
ZONED R15 PRD
DATE: AUGUST 31, 2006
SHEET 2 OF 3

REVISED: SEPTEMBER 25, 2006

OWNER / DEVELOPER:
FAIRWAY FARMS JOINT VENTURE
(A TENNESSEE GENERAL PARTNERSHIP)
5118 HERSCHEL SPEARS CIRCLE
BRENTWOOD, TN 37027
CONTACT: WILLIAM D. CASTLEMAN
PHONE: (615) 394-0204

LEGEND:
Property ownership boundary
Yard line
Easement
Lot line
New Monument
Existing monuments
Iron Pin Set
Iron Pin Set
Proposed Sanitary Sewer
Proposed Water Line
Lot number
Property map parcel number
Parcels by property map
Street address

New Monument shown thus "⊙" is ½" rebar with 2" Aluminum Cap.

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS
LANDSCAPE ARCHITECTS AND SURVEYORS
[illegible] Commerce Street, Suite [illegible] Nashville, Tennessee 37203
PHONE [illegible] FAX [illegible]

PROJECT NO. 3H40-03 | FILE: 3H4003PHASE1_SEC3.... | DWG BY: BTT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 2186, PAGE 679, COUNTY REGISTERS OFFICE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL- REGIONAL SUBDIVISION REGULATIONS.

9/25/06 — DATE — OWNER
DATE — OWNER
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION THREE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

10/25/06 — DATE — SUPERINTENDENT OF PUBLIC UTILITIES, CITY OF GALLATIN

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION THREE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

10/25/06 — DATE — SUPERINTENDENT OF PUBLIC UTILITIES, CITY OF GALLATIN

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

10/31/06 — DATE — CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

11-1-06 — DATE — SECRETARY, PLANNING COMMISSION — DO — CHAIRMAN'S INITIALS — 10-31-06 — DATE

CERTIFICATE OF COMMON AREAS DEDICATION

FAIRWAY FARMS JOINT VENTURE, LP IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN FAIRWAY FARMS FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN FAIRWAY FARMS AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS, APPLICATION TO FAIRWAY FARMS, DATED JANUARY 12, 2006, OF RECORD IN BOOK 2423, PAGE 461, R.O.S.C. SAID DECLARATION OF COVENANTS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

9/25/06 — DATE — WILLIAM D. CASTLEMAN, CASTLEMAN / HALCOMB

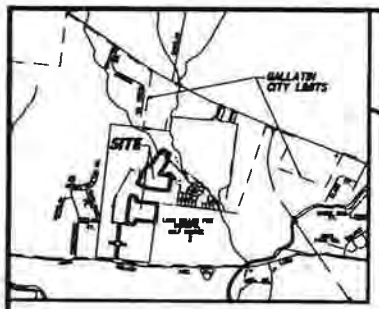
CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL- REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

BARGE, WAGGONER, SUMNER, AND CANNON, INC.

9-25-06 — DATE — REGISTERED LAND SURVEYOR NUMBER [illegible]

1-77-06C

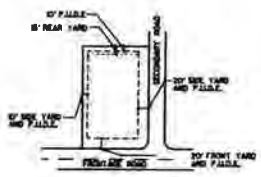


Pamela L. Whitaker, Register
Sumner County Tennessee

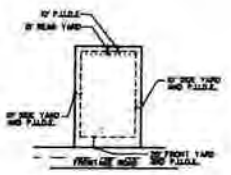
Rec #:	685656	Instrument #: 816392
Rec'd:	45.00	
State:	0.00	Recorded
Clerk:	0.00	11/1/2006 at 1:42 PM
RDF:	2.00	in
Total:	47.00	Plat Book 23 Pgs 375-377

TENNESSEE GRID NORTH

SCALE 1" = 100'



TYPICAL CORNER LOT
N.T.S.

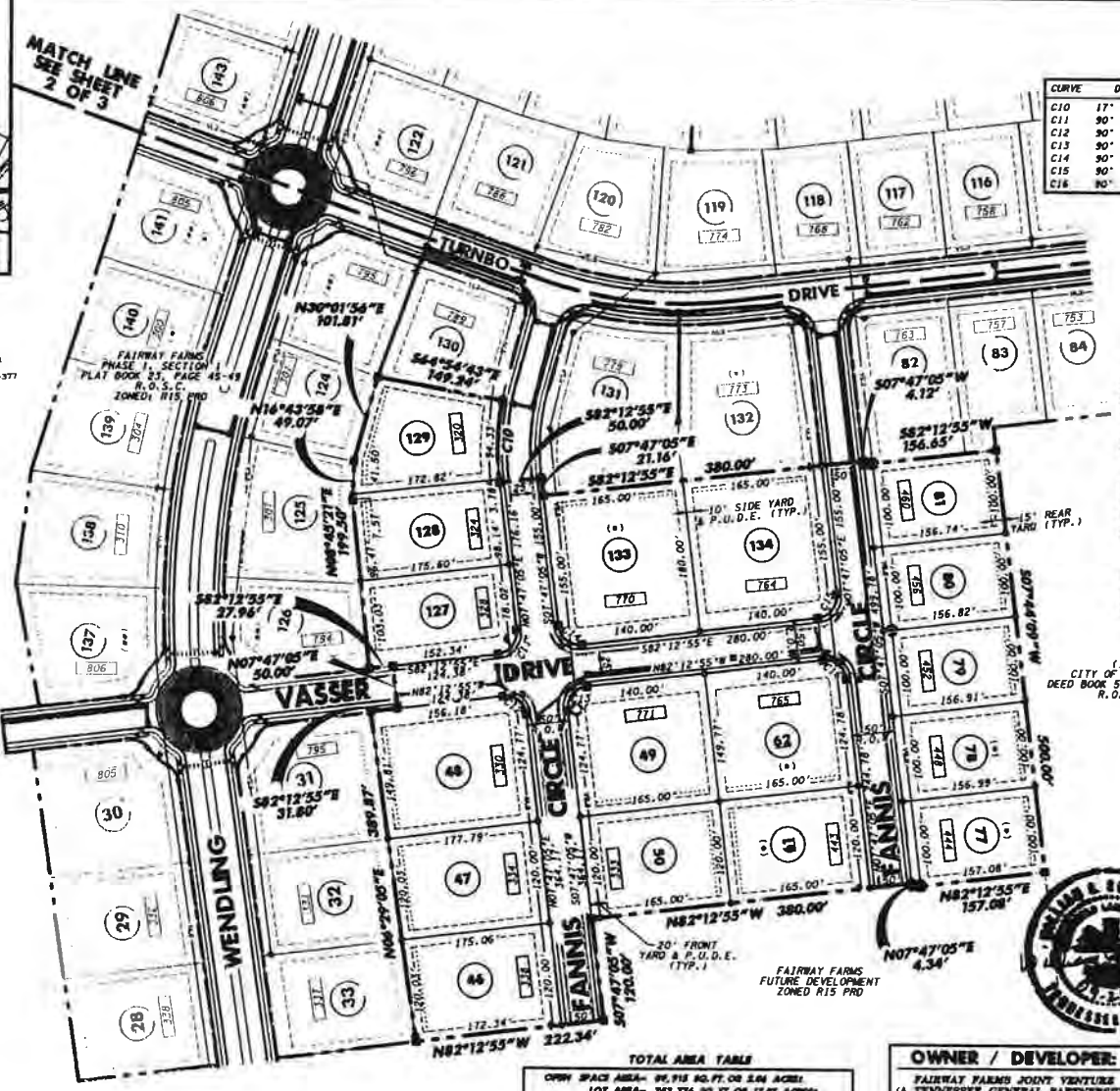


TYPICAL LOT SETBACKS
N.T.S.

LEGEND:

- Property ownership boundary
- Yard line
- Easement
- Lot line
- New Monument
- Existing monuments
- Iron Pin 03
- Iron Pin 05
- Proposed Sanitary Sewer
- Proposed Water Line
- Lot number
- Property map parcel number
- Pertains to property map
- Street Address

New Monument shown thus "N" in 5/8" rebar with 2" Aluminum Cap.



CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD
C10	17° 17' 50"	325.00	49.43	98.11	S 16° 26' 00" W	97.74
C11	90° 00' 00"	25.00	25.00	39.27	N 52° 47' 05" E	35.36
C12	90° 00' 00"	25.00	25.00	39.27	N 37° 12' 55" W	35.36
C13	90° 00' 00"	25.00	25.00	39.27	S 52° 47' 05" W	35.36
C14	90° 00' 00"	25.00	25.00	39.27	S 37° 12' 55" E	35.36
C15	90° 00' 00"	25.00	25.00	39.27	N 52° 47' 05" E	35.36
C16	90° 00' 00"	25.00	25.00	39.27	N 37° 12' 55" W	35.36

ENTERED
John C. Isaac
PROPERTY ASSESSOR
NOV 0 7 2006
MAP ___ OR ___ PAR. ___

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 46 SINGLE FAMILY LOTS.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER THE STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
3. BEARINGS SHOWN ARE BASED OF THE TENNESSEE STATE PLANE GRID SYSTEM (NAD 83).
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47165C0213E, DATED SEPTEMBER 30, 2005 (ZONE X).
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
6. ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO R.O.W. UNLESS OTHERWISE NOTED.
7. ALL OPEN SPACE AREAS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
8. "(*)" DENOTES LOTS 81, 82, 77, 78, 133, 201-204, 318-319, AND 283-285 TO BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS WITH GEOTECHNICAL REPORT DATED 02/07/06 PREPARED BY GEOTEK ENGINEERING COMPANY, INC.
9. THIS PROPERTY'S EXISTING USE IS VACANT.

LOT AREA TABLE

LOT	SQ. FT.	ACRES
46	20844	0.48
47	21171	0.49
48	26748	0.61
49	24579	0.56
50	19800	0.45
61	19800	0.45
62	24579	0.56
77	15703	0.36
78	15695	0.36
79	15687	0.36
80	15678	0.36
81	15669	0.36
127	18045	0.41
128	17981	0.41
129	18942	0.43
133	29566	0.68
134	29566	0.68

FAIRWAY FARMS, PHASE ONE, SECTION THREE

NINTH CIVIL DISTRICT
SUMNER COUNTY
GALLATIN, TENNESSEE
MAP 114, P/O PARCEL 40.01
ZONED R15 PRD
DATE: AUGUST 31, 2006
SHEET 3 OF 3

REVISED: SEPTEMBER 25, 2006

TOTAL AREA TABLE

OPEN SPACE AREA=	99,715 SQ. FT. OR 2.29 ACRES
LOT AREA=	743,776 SQ. FT. OR 17.07 ACRES
R.O.W. DEDICATION=	165,747 SQ. FT. OR 3.76 ACRES
TOTAL AREA=	989,438 SQ. FT. OR 23.71 ACRES

OWNER / DEVELOPER:

FAIRWAY FARMS JOINT VENTURE
(A TENNESSEE GENERAL PARTNERSHIP)
5118 HERSCHEL SPEARS CIRCLE
BRENTWOOD, TN 37027
CONTACT: WILLIAM D. CASTLEMAN
PHONE: (615) 394-0204

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 2186, PAGE 578, COUNTY REGISTER'S OFFICE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

9/28/06 — DATE — OWNER
9-28-06 — DATE — OWNER
TITLE OF ACTING FOR PARTNERSHIP OR CORPORATION

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION THREE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

10/25/06 — DATE — SUPERINTENDENT OF PUBLIC UTILITIES, CITY OF GALLATIN

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS, PHASE ONE, SECTION THREE HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

10/25/06 — DATE — SUPERINTENDENT OF PUBLIC UTILITIES, CITY OF GALLATIN

CERTIFICATE OF APPROVAL OF ROADS OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

10/31/06 — DATE — CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

11-1-06 — DATE — SECRETARY, PLANNING COMMISSION — DO — CHAIRMAN'S INITIALS — 10-31-06 — DATE

CERTIFICATE OF COMMON AREAS DEDICATION

FAIRWAY FARMS JOINT VENTURE, LP IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN FAIRWAY FARMS FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN FAIRWAY FARMS AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS, APPLICATION TO FAIRWAY FARMS, DATED JANUARY 13, 2006, OF RECORD IN BOOK 2423, PAGE 481, R.O.S.C. SAID DECLARATION OF COVENANTS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

9/28/06 — DATE — WILLIAM D. CASTLEMAN, CASTLEMAN / HALCOMB

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THEIRE REGULATIONS

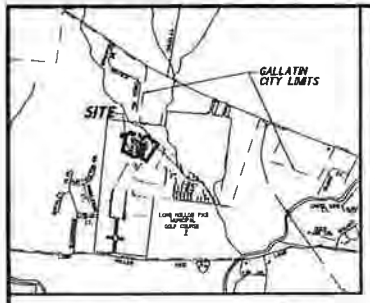
BARGE, WAGGONER, SUMNER AND CANNON, INC.

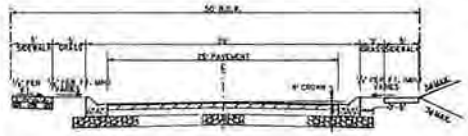
9-28-06 — DATE — WILLIAM C. COCKRILL — REGISTERED LAND SURVEYOR NUMBER 1484

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS
LANDSCAPE ARCHITECTS AND SURVEYORS

PROJECT NO. 3H10-03 | FILE: 3H1003PHASE1_SEC3.... | DWG BY: BTT

1-77-06C





ROADWAY SECTION
N.T.S.

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD
C1	16° 07' 01"	425.00'	60.17'	119.55'	N 38° 22' 34" W	119.15'
C2	97° 41' 35"	25.38'	29.04'	43.27'	N 00° 29' 49" E	38.27'
C3	48° 11' 23"	25.00'	11.18'	21.03'	N 65° 26' 40" E	20.41'
C4	276° 22' 46"	50.00'	44.72'	241.19'	N 48° 39' 01" W	66.67'
C5	48° 11' 23"	25.00'	11.18'	21.03'	S 17° 15' 17" W	20.41'
C6	91° 36' 59"	25.00'	25.72'	39.99'	S 85° 32' 36" W	35.86'
C7	1° 49' 43"	425.00'	6.78'	13.56'	N 52° 53' 09" W	13.56'
C8	90° 00' 00"	25.00'	25.00'	39.27'	N 08° 49' 01" W	35.36'
C9	48° 11' 23"	25.00'	11.18'	21.03'	N 60° 17' 41" E	20.41'
C10	276° 22' 46"	50.00'	44.72'	241.19'	S 53° 49' 01" E	66.67'
C11	48° 11' 23"	25.00'	11.18'	21.03'	S 12° 51' 18" W	20.41'
C12	90° 00' 00"	25.00'	25.00'	39.27'	N 81° 11' 59" E	35.36'
C13	31° 28' 58"	375.00'	105.70'	206.05'	N 38° 03' 32" W	203.47'

NOTES:

1 THE PURPOSE OF THIS PLAT IS TO CREATE 24 SINGLE FAMILY LOTS

2 THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1) WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1 10 000 AS PER THE STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE

3 BEARINGS SHOWN ARE BASED OF THE TENNESSEE STATE PLANE GRID SYSTEM (NAD 83)

4 BASED UPON A GRAPHIC SCALE A PORTION OF THIS THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 470185 0313 E DATED SEPTEMBER 20 2006 (ZONE AE)

5 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE

6 ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO R O W UNLESS OTHERWISE NOTED

7 ALL OPEN SPACE AREAS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION

8 "(*)" DENOTES LOTS 278, 279, 280 281, AND 282 TO BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS WITH GEOTECHNICAL REPORT DATED 020705 PREPARED BY GEOTEK ENGINEERING COMPANY INC

9 LETTER OF FLOOD MAP AMENDMENT TO BE PROVIDED TO FEMA TO REMOVE LOTS 280, 281 AND 282 FROM THE FLOOD PLAIN FLOOD PLAIN DEVELOPMENT PERMIT WILL BE REQUIRED PRIOR TO BUILDING PERMIT FOR LOTS 280 281 AND 282 ELEVATION CERTIFICATE REQUIRED FOR LOTS 280 281 AND 282

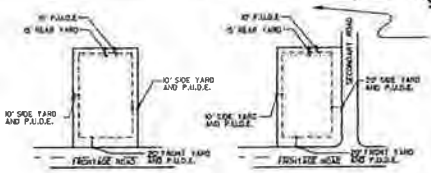
10 THIS PROPERTY'S EXISTING USE IS VACANT

LOT AREA TABLE

LOT	SQ. FT.	ACRES
239	9,611	0.22
240	9,216	0.21
241	9,264	0.21
242	9,479	0.22
243	12,812	0.29
244	18,626	0.43
245	16,493	0.38
246	11,198	0.26
247	10,804	0.25
248	10,255	0.23
249	10,889	0.25
251	11,193	0.26
252	9,398	0.21
253	9,073	0.21
254	19,214	0.44
255	20,409	0.47
256	9,043	0.21
257	9,360	0.21
258	10,066	0.23
278	17,138	0.39
279	9,000	0.21
280	9,000	0.21
281	9,000	0.21
282	9,000	0.21

DEVELOPMENT SUMMARY

- FAIRWAY FARMS PHASE ONE, SECTION FOUR
- OWNER: FAIRWAY FARMS JOINT VEN JRE (A TENNESSEE GENERAL PARTNERSHIP) 5118 HERSCHEL SPEARS CIRCLE BRENTWOOD, TN 37027 CONTACT: WILLIAM D. CASTLEMAN PHONE: (615) 394-0204
- NINTH CIVIL DISTRICT GALLATIN, TENNESSEE
- MAP 114, P/O PARCEL 40.01
- ZONED: R15 PRD
- PLAT PREPARED ON SEPTEMBER 25, 2006 REVISED FEBRUARY 19, 2007
- SCALE: 1" = 100'
- RESIDENTIAL
- SURVEYOR: WILLIAM C. COCKRILL, R.L.S. BARGE, WAGGONER, SUMNER & CANNON, INC. 211 COMMERCE STREET, SUITE 600 NASHVILLE, TENNESSEE 37201 PH. (615) 252-4399 FAX (615) 256-9661



TYPICAL LOT SETBACKS
N.T.S.

TYPICAL CORNER LOT
N.T.S.

LEGEND:

Property ownership boundary
Yard line
Easement
Lot line
New Monument
Existing monuments
Iron Pin (O)
Iron Pin (●)
Proposed Sanitary Sewer
Proposed Water Line
Lot number
Property map parcelnumber
Pertains to property map
Street Address

New Monument shown thus "■" is ⅝" rebar with 2" Aluminum Cap.

TOTAL AREA TABLE

OPEN SPACE AREA= 123,568 SQ. FT. OR 2.84 ACRES±
LOT AREA= 279,541 SQ. FT. OR 6.42 ACRES±
R.O.W. DEDICATION= 77,556 SQ. FT. OR 1.78 ACRES±
TOTAL AREA= 480,665 SQ. FT. OR 11.04 ACRES±

OWNER / DEVELOPER:

FAIRWAY FARMS JOINT VENTURE
(A TENNESSEE GENERAL PARTNERSHIP)
5118 HERSCHEL SPEARS CIRCLE
BRENTWOOD, TN 37027
CONTACT: WILLIAM D CASTLEMAN
PHONE: (615) 394-0204

Pamela L. Whitaker, Register
Sumner County Tennessee

Rec'd:	15 00
State:	0 00
Clerk:	0 00
Exp:	2 00
Total:	17 00

Instrument #: 033181

Recorded
3/16/2007 at 10 03 AM
in
Plat Book 24 Pgs 147-147

ENTERED
JOHN C. WEAR
PROPERTY ASSESSOR
MAR 16 2007
MAP__GP__CTL__PAR__

WILLIAM C. COCKRILL
TENNESSEE
NO. 1401
2-19-07

FAIRWAY FARMS, PHASE ONE, SECTION FOUR

NINTH CIVIL DISTRICT
SUMNER COUNTY
GALLATIN, TENNESSEE
MAP 114, P/O PARCEL 40.01
ZONED R15 PRD

DATE: SEPTEMBER 25, 2006
REVISED FEBRUARY 19, 2007

SHEET 1 OF 1

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS LANDSCAPE ARCHITECTS AND SURVEYORS
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 256-9661

PROJECT NO. 31410-03 | FILE: 3141003PHASE1.SEC4 ... | DWG BY: BTT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 2186 PAGE 879 COUNTY REGISTERS OFFICE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS

2/21/07 — OWNER
DATE — OWNER
TITLE OF ACTING FOR PARTNERSHIP OR CORPORATION

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS PHASE ONE SECTION FOUR HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION

3-13-07
DATE — SUPERINTENDENT OF PUBLIC UTILITIES, CITY OF GALLATIN

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FAIRWAY FARMS PHASE ONE SECTION FOUR HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION

3-13-07
DATE — SUPERINTENDENT OF PUBLIC UTILITIES, CITY OF GALLATIN

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT

3/15/07
DATE — CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL REGIONAL SUBDIVISION REGULATIONS WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER

3-14-07 — SECRETARY, PLANNING COMMISSION
DATE
DD 3-15-07 — CHAIRMAN'S INITIALS
DATE

CERTIFICATE OF COMMON AREAS DEDICATION

FAIRWAY FARMS JOINT VENTURE, LP IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN FAIRWAY FARMS FOR RECREATION AND RELATED ACTIVITIES THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN FAIRWAY FARMS AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS, APPLICATION TO FAIRWAY FARMS, DATED JANUARY 13, 2006, OF RECORD IN BOOK 2423, PAGE 451, R O S C SAID DECLARATION OF COVENANTS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT

3/13/07
DATE — WILLIAM D. CASTLEMAN, CASTLEMAN HALCOMB

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS IN THESE REGULATIONS

BARGE, WAGGONER, SUMNER AND CANNON, INC.

02/19/07
DATE — REGISTERED LAND SURVEYOR NUMBER 1401

1-77-06C